

APPENDIX 4.5: VISUAL EFFECTS TABLE (VET)											
Receptor Ref.	Receptor Type and Location	Sensitivity of Visual Receptor		Magnitude of Visual Effects				Notes	Overall Effect at Construction Phase	Overall Effect upon Completion at Year 0	Overall Effect 15 Years Post Completion
		Susceptibility to Change	Value	Distance from EIA Assessment Boundary (or Built Development where stated) (approx.m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Settlement and Residential Receptors											
P1	Properties and locations at Milton Malsor	Medium/ High	Medium		Partial	Permanent	Medium (construction) Low/ Medium (Year 0) Low (Year 15)	<p>The nature and extent of views towards the site and the proposed development will vary considerably depending on the relative position of the property or location within the settlement, which is enclosed by the localised topography and an existing mature landscape framework. The majority of properties in the centre of the village including those within the Conservation Area are inward looking with rear gardens backing onto the surrounding countryside.</p> <p>It is likely that there will only be a very small number of properties on Collingtree Road and Barn Lane with any views towards the main development area. The visible extent of the proposals in this direction will comprise predominantly the perimeter mounding and associated landscape proposals. The employment and operational areas will be effectively screened from the village by the combination of existing topography and proposed mounding and landscape proposals.</p> <p>Consequently, in the limited number of cases where any views occur, the most visible feature of the proposed development to the east will be the outer landscape framework, in the north west corner of the Site.</p>	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse
P2	Maple House and property south of road close to rail bridge	High	Medium		Full/ Partial	Permanent	Medium/ High (construction) Medium (year 0) Low / Medium (Year 15)	<p>Close south easterly views towards the mounding and associated landscape/ planting proposals. Relatively contained views of arable farmland will be replaced with perimeter mounding and woodland planting. There will be a notable visual change but following formation of the mounding and implementation of the planting views towards the built development and operational areas will be effectively screened and hidden from view.</p>	Moderate/ Major Adverse	Moderate Adverse	Minor/ Moderate Adverse
P3	Maple Farm	Medium/ High	Medium		Partial	Permanent	Medium/ High (construction) Medium (year 0) Low (Year 15)	<p>Close yet somewhat restricted and contained southerly views across Collingtree Road towards the site. Principal views orientated towards site. Views of arable farmland will be replaced with perimeter mounding and</p>	Moderate/ Major Adverse	Moderate Adverse	Minor/ Moderate Adverse

								woodland planting.			
P4	Properties and locations at Collingtree	Medium/ High	Medium and Medium/ Low		Partial	Permanent	Low/ Medium (construction) Low/ Medium (year 0) Low (Year 15)	<p>From the western edge of the village (Ash Lane, Collingtree Court and Watering Lane) filtered and restricted views will be possible towards the nearest built development to the west. There will not be many properties with views in this direction, yet for those that do exist the highest parts of the nearest proposed building units will be partially visible (principally in the winter months) beyond the existing intervening trees and planting and the proposed mounding and planting.</p> <p>Views of transport movements and ground level operations will however be effectively screened from these properties by the relative low lying position and landform proposals associated with these parts of the development. The built elements of the proposed development at the northernmost end of the site will sit below the existing ground levels.</p> <p>The vast majority of properties within the village, including those listed properties within the Collingtree Conservation Area, will have no views towards the proposed development. Similarly, from the east of the village there will be no clear views towards the proposed development.</p>	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
P5	West Lodge Cottages	Medium/ High	Medium		Partial	Permanent	Medium/ High (construction) Medium (year 0) Low/ Medium (year 15)	<p>It is likely that there will be oblique north westerly views towards the site from upper storey rear facing windows and the curtilages of West Lodge Cottages. Where visible, the highest parts of the employment units and the outer mounding and associated landscape proposals will be seen as part of an expansive and varied view that will include the M1 motorway corridor together with other urban fringe elements and features.</p>	Moderate/ Major Adverse	Moderate Adverse	Minor/ Moderate Adverse
P6	Courteenhall West Lodge/ Farm	Medium/ High	Medium		Partial	Permanent	Medium/ High (construction) Medium/ High (year 0) Low/ Medium (year 15)	<p>Views towards the proposed development will be possible from the curtilage of Courteenhall West Lodge. Where visible, the highest parts of the employment units and the outer mounding and associated landscape proposals will be seen as part of an expansive and varied view that will include the M1 motorway corridor together with other urban fringe elements and features on the edge of Northampton.</p>	Moderate/ Major Adverse	Moderate/Major Adverse	Minor/ Moderate Adverse
P7	Courteenhall House and associated dwellings / outbuildings (Grade II* listed)	Medium/ High	Medium/ High		Glimpse/ None	Permanent	Negligible/ None (construction) Negligible/ None (year 0) Negligible/ None (year 15)	<p>Potential views towards the proposed development from Courteenhall House will be curtailed by the existing topography, mature woodland, tree belts and parkland trees surrounding the house and its setting. The mature parkland surrounds to the house and associated dwellings / outbuildings form a notable barrier to views towards the north, east, south and west. No direct views from the House and associated buildings have been identified towards the site location. Furthermore no views are considered likely from the surrounding parkland although glimpsed views through the perimeter tree belts towards the proposals may be possible in winter from some limited and more elevated locations.</p>	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Minor Adverse/ Negligible

								The proposed development will be visible from a single arable field which lies to the north of the park although this forms an outlying field within the designation and is not visually connected to the house and surrounding buildings.			
P8	Properties and locations at Courteenhall	Medium/ High	Medium/ High		None/ Glimpse	Permanent	Negligible/ None (construction) Negligible/ None (year 0) Negligible/ None (year 15)	From properties and locations within Courteenhall village there are unlikely to be any views towards the proposed development. No views towards the Site or potentially towards the proposed development or the Roade Bypass proposals have been identified.	Negligible/ None	Negligible/ None	Negligible/ None
P9	Blisworth Lodge	Medium/ High	Medium		Partial	Permanent	Medium (construction) Low/ Medium (year 0) Low (year 15)	Longer distance views across the intervening countryside are likely to be available from Blisworth Lodge. Existing views take in the West Coast Mainline Railway (WCMLR) and the Northampton Loop Railway Line (NLRL).The proposed development will be seen beyond intervening farmland as part of a varied and expansive view including Northampton in the backdrop to the Site.	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
P10	Properties and locations on north eastern edge of Blisworth	Medium/ High	Medium		Partial/ Glimpse	Permanent	Medium (construction) Low/ Medium (year 0) Low (year 15)	From the rising slopes to the south west of the site there will be some distant views towards the proposed development. These will include potential north easterly views from a limited number of properties generally fronting on to Courteenhall Rd. Where distantly visible, the highest parts of the employment units and the outer mounding and associated landscape proposals will be seen across the valley as part of an expansive and varied view that will include other urban elements and features. The West Coast Mainline Railway (WCMLR) and Northampton Loop Railway Line (NLRL) are also likely to be seen within these wide ranging views.	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
P11	Properties on Northampton Rd	Medium - High	Medium		Partial/ Glimpse	Permanent	Low/ Medium (construction) Low (year 0) Low/ Negligible (year 15)	Restricted and interrupted views from a limited number of properties are possible eastwards towards the Site across intervening farmland. The proposed built development and operational activities will be effectively screened by the perimeter mounding and planting proposals along the western site perimeter.	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse/ Negligible
P12	Hill Farm, Gayton Road	Medium	Medium		Glimpse	Permanent	Low (construction) Low/ Negligible (year 0) Low/ Negligible (year 15)	Restricted longer distance views across the intervening countryside are likely to be available from Hill Farm. Views take in the Grand Union Canal, the WCMLR and the settlement of Blisworth.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible
P13	Properties and locations at Grange Park	Medium	Medium		None/ Glimpse	Permanent	Low (construction) Low (year 0) Low/ Negligible (year 15)	A small number of properties and locations around the western edge of Grange Park will have some potential views towards the proposed development. Given the nature of the landform and existing vegetation around this edge of Grange Park, the number of properties with the potential for these views is however limited. The majority of properties within the main part of the residential area will have no views towards the proposed development. Any resultant views will be limited, restricted and will see the proposed development in the	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible

								context of other development and urban uses/ activities			
P14	Properties and locations at Spyglass Hill, Merefield and Blacky More	Medium	Medium		None/ Glimpse	Permanent	Low (construction) Low (year 0) Negligible/ Low (year 15)	Restricted and distant views southwards towards the highest parts of the outer landscape and mounding proposals are likely to be possible from a limited number of properties at Spyglass Hill, Merefield and Blacky More. These views will be distant and filtered. Existing views from this area towards the south are generally interrupted and varied due to the presence of mature planting, woodland and trees and other features (including the M1 motorway corridor and other settlement). From many parts of Merefield and Blacky More there will be no views towards the proposed development.	Minor Adverse	Minor Adverse	Negligible/ Minor Adverse
P15	Properties and locations at Wootton	Medium	Medium		None/ Glimpse	Permanent	Low (construction) Low (year 0) Negligible/ Low (year 15)	Distant and restricted views towards the perimeter mounding and landscape framework proposals together with the highest parts of the employment units will potentially be possible from limited properties and positions on the southern and eastern edges of Wootton. Where these views are possible, the development is likely to be seen in the context of other urban elements and activities including the Grange Park Development. From the majority of the properties and locations within and around this settlement area, there will be no views towards the proposed development.	Minor Adverse	Minor Adverse	Negligible/ Minor Adverse
P16	Lodge Farm and nearby Barn lane property(s)	Medium/ High	Medium		Partial	Permanent	Medium/ High (construction) Medium (year 0) Low/ Medium (year 15)	Lodge Farm occupies a position relatively close to the western perimeter of the Main Site. Two other properties are set relatively lower and further away from the Site boundary yet all are likely to have some varying views towards the western edge of the Main Site. A mix of restricted and open views towards the western edge of the Main Site will be possible from these properties, with some existing planting and structures, largely within the grounds of the properties, limiting some views. Where views are possible it will be the perimeter mounding and associated planting that will form the main development components in the views. The built development and intermodal rail terminal area will be effectively screened by the perimeter mounding and planting. The stated effects are for the clearest views.	Moderate/ Major Adverse	Moderate Adverse	Minor/ Moderate Adverse
P17	Properties on northern edge of Roade (on and off Bailey Brooks Lane)	Medium/ High	Medium		Partial/ Glimpse	Permanent	Low/ Medium (construction) Low (year 0) Negligible/ Low (year 15)	Restricted and filtered views northwards in the general direction of the proposed bypass are possible from a small number of properties on the northern edge of the settlement. The rising ground and the existing intervening hedgerow planting/ trees around the playing fields screen clear views towards the bypass corridor. Some filtered and limited views towards traffic on the bypass are likely to be possible from a small number of properties in the winter months but generally there will be no views from most properties in the northern part of Roade.	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse/ Negligible
P18	Properties on	Medium/ High	Medium		Partial	Permanent	High/ Medium	Properties on the northern side of this road have relatively clear views northwards across	Moderate/ Major	Moderate/ Major	Moderate

	Dovecote Rd						(construction) High/ Medium (year 0) Medium (year 15)	the immediate landscape. The proposed bypass will extend across this view, albeit that proposed mounding and planting will partially screen and mitigate the effects of the road/ traffic in these views. Over time the proposed planting will form an effective screen to views towards the traffic on the road.	Adverse	Adverse	Adverse
P19	Properties on Blisworth Rd	Medium/ High	Medium		Partial	Permanent	Medium (construction) Medium (year 0) Low/ Medium (year 15)	Varying views will be possible generally in a westerly direction towards the proposed bypass and associated traffic, west of Blisworth Rd. These views will be restricted by existing roadside planting on the western side of Blisworth rd and by the existing property and surrounding planting and buildings also to the west of the road. Where visible the road/ traffic is most likely to be seen over a short distance gradually rising on the slopes to the west, yet will be effectively screened to the north west and south west and other directions.	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse
P20	Property on western side of Blisworth Rd and Dovecote Farm	Medium/ High	Medium		Partial	Permanent	High/ Medium (construction) High/ Medium (year 0) Medium (year 15)	Views are possible to differing degrees from these properties to the south west of Blisworth Rd. Existing planting and farm buildings within the property boundaries do constrain views westwards and northwards towards the line of the bypass. However some relatively close and clearer views will be possible from within the property boundaries. In these views traffic on the proposed road is likely to be visible beyond the intervening proposed mounding and planting; albeit that it may be limited and subsequently effectively screened as the planting matures.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse
P21	Properties on Wallwin Close and Hoe Way	Medium/ High	Medium		Partial/ Glimpse	Permanent	Medium/ Low (construction) Medium/ Low (year 0) Low (year 15)	Views westwards/ south westwards from a limited number of properties on the western side of these roads in the direction of the proposed bypass will be possible. These views will be restricted by intervening hedgerows and planting and other existing buildings and features to the west and south will limit the potential field/ extent of the available view. Vehicles using the proposed road are likely to be visible from some of these properties yet overall these will be limited and the existing and proposed planning and mounding will be effective in mitigating the effects.	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
P22	Property on the A508 (Netherwood)	Medium/ High	Medium		Glimpse	Permanent	Medium/ Low (construction) Medium/ Low (year 0) Low (year 15)	This property lies at the southern extent of the proposed bypass and is enclosed by existing planting within and immediately surrounding the property. Any views towards the proposed road and vehicles are likely to be limited to channelled and oblique views beyond the existing screening elements.	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
P23	Hyde Farm	Medium/ High	Medium		Partial/ Glimpse	Permanent	Medium/ Low (construction) Medium/ Low (year 0) Low (year 15)	Views southwards from this property are very effectively screened by existing planting to the property boundary. Channelled and restricted views may however be possible from within the property south westwards towards the proposed road. These views will however be limited and not typical of the general views from the property	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse

Public Rights of Way											
F1	Public Footpath	High	Medium		Full / Partial	Transient	High (construction) Medium/ High (year 0) Medium (Year 15)	Views from this route will change significantly as the existing footpath will be diverted as part of the proposed development. The new diverted stretches of this route will be sited within the perimeter landscape framework largely on the outer and lower lying side of the mounding around the north west part of the main site area. Immediate views from these diverted stretches of the footpath will be principally towards the new planting and habitat proposals (including the SuD's drainage areas). Whilst the nature of the views will markedly change as a result of the diversion, the effective visual screening of the built development by the intervening mounding and landscape will lessen the resulting visual effects and increasingly so as this matures in the medium and longer terms.	Major Adverse	Moderate/ Major Adverse	Moderate Adverse
F2	Public Footpath	High	Medium		Full / Partial	Transient	High (construction) Medium/ High (year 0) Medium (Year 15)	This current route extends in a north westerly direction from the A508, through the central part of the main site area, to a pedestrian footbridge over the M1. As part of the proposed development, this footpath link will be maintained (as a footway/ cycleway) yet diverted to extend through the landscaped road frontage to the A508 within the main built development area. The nature of the views from this stretch of the route will change significantly and will be dominated by the new large scale employment units and associated infrastructure and landscape proposals. The footpath will still maintain a direct link between the A508 and the footbridge over the M1 into Collingtree albeit the visual change will be high and significant for users of this diverted route.	Major Adverse	Moderate/ Major Adverse	Moderate Adverse
F3	Public Footpath	High	Medium		Partial/ Glimpse/ None	Transient	Medium/ High (construction) Medium (year 0) Medium/ Low (Year 15)	Views north eastwards from a short section of this route to the north of Milton Crossing will include existing arable farmland in the foreground with potential views of the perimeter mounding and landscape proposals beyond the NLRL. The built development and associated activity will be effectively screened by the combination of the proposed mounding and planting and the relatively lower level position of users of this footpath.	Moderate/ Major Adverse	Moderate Adverse	Minor/ Moderate Adverse
F4	Public Footpath	High	Medium		Partial/ Glimpse/ None	Transient	Medium/ High (construction) Medium (year 0) Medium/ Low (Year 15)	Views from more elevated parts of this route towards the proposed development will be possible to the east of Blisworth playing field, although from the playing field itself and lower lying stretches near the WCMLR no views are possible due to screening vegetation and intervening features. Where views are possible, the highest parts of some of the employment units and rail gantry cranes may be initially visible prior to the maturing of the planting.	Moderate/Major Adverse	Moderate Adverse	Minor/ Moderate Adverse
F5	Public Footpath	High	Medium		Partial/ Glimpse/ None	Transient	Medium/ High (construction)	North easterly views towards the proposed development across intervening farmland, the WCMLR and the NLRL will be limited. The	Moderate/ Major Adverse	Moderate Adverse	Minor/ Moderate Adverse

							Medium (year 0) Medium/ Low (Year 15)	formation of the perimeter mounding in the west of the site will be visible during construction yet the majority of the proposed development will be effectively screened by this and existing/ proposed planting upon completion.			
F6	Public Footpath	High	Medium		Partial/ Glimpse/ None	Transient	Medium (construction) Medium/ Low (year 0) Low (Year 15)	North easterly views towards the proposed development across intervening farmland, the WCMLR and the NLRL will be limited. The formation of the perimeter mounding in the west of the site will be visible during construction yet the majority of the proposed completion. development will be effectively screened by this and existing/ proposed planting upon	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
F7	Public Footpath	High	Medium		Partial/ Glimpse/ None	Transient	Medium (construction) Medium/ Low (year 0) Low (Year 15)	North easterly views towards the proposed development across intervening farmland, the WCMLR and the NLRL will be limited. The formation of the perimeter mounding in the west of the site will be visible during construction yet the majority of the proposed completion. development will be effectively screened by this and existing/ proposed planting upon	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
F8	Public Bridleway	High	Medium		Partial/ Glimpse/ None	Transient	Medium (construction) Medium/ Low (year 0) Low (Year 15)	North easterly views towards the proposed development across intervening farmland, the WCMLR and the NLRL will be limited. The formation of the perimeter mounding in the west of the site will be visible during construction yet the majority of the proposed completion. development will be effectively screened by this and existing/ proposed planting upon	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
F9	Public Footpath forming part of the Grand Union Canal Walk	High	Medium		Glimpse	Transient	Low (construction) Low/ Negligible (year 0) Low/ Negligible (Year 15)	From the stretch of this public footpath between the A43 underpass at Blisworth Junction and the WCMLR underpass (north of Station Road) some distant restricted and filtered views will be possible towards the outer mounding and landscape proposals on the western edge of the development. There should be no views towards any operational activity associated with the built development area.	Minor/ Moderate Adverse	Minor Adverse	Negligible/ Minor Adverse
F10	Public Footpath	High	Medium		Glimpse	Transient	Low (construction) Low/ Negligible (year 0) Low/ Negligible (Year 15)	Easterly views from part of this route towards the edge of the proposed development will be possible, although from many stretches no views are possible due to other intervening screening vegetation and features associated with the settlement of Milton Malsor. Where views are possible, these will be effectively restricted to the outer mounding and landscape proposals.	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse/ Negligible
F11	Public Footpath forming part of the Midshires Way	High	Medium		Glimpse	Transient	Low (construction) Low (year 0) Low/ Negligible (Year 15)	From a short stretch of this public footpath off Gayton Road (south of Hill Farm) some restricted views will be possible towards the outer mounding and landscape proposals on the western edge of the development. There should be no views towards any activity associated with the built development area.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible
F12	Public Footpath	High	Medium		Partial/		Low/ Medium (construction)	Views south eastwards from this route will include existing farmland in the foreground with	Moderate Adverse	Minor/ Moderate	Minor Adverse

					Glimpse	Transient	Low (year 0) Low (year 15)	the perimeter mounding and landscape proposals seen beyond Collingtree Road. The built development and associated activity will be effectively screened and views in the direction of the proposals will include the outer landscape, with little or no opportunity to see the built development.		Adverse	
F13	Public Bridleway	High	Medium		None	Transient	Negligible (construction) Negligible (year 0) Negligible (Year 15)	North westerly views in the direction of the site from this route are screened by intervening woodlands including Alamein Spinney and extensive planting along the course of the M1 corridor.	Negligible	Negligible	Negligible
F14	Public Footpath	High	Medium		Glimpse/ None	Transient	Low (construction) Low/ Negligible (year 0) Low/ Negligible (Year 15)	South westerly views from this route are limited by intervening features including, hedgerows, mature woodland planting and built form at Grange Park.	Minor Adverse	Minor Adverse/ Negligible	Minor Adverse/ Negligible
F15	Public Footpath	High	Medium		Glimpse/ None	Transient	Low (construction) Low/ Negligible (year 0) Low/ Negligible (Year 15)	South westerly views from this route are limited by intervening features including, hedgerows, mature woodland planting and built form at Grange Park.	Minor Adverse	Minor Adverse/ Negligible	Minor Adverse/ Negligible
F16	Public Footpath	High	Medium		Partial		Medium/ High (construction) Medium/ High (year 0) Medium (Year 15)	Relatively close and open views southwards from this route will be possible towards the bypass between the A508 and rail crossing to the west. The new road will form a notable element in these views despite the existing A508 traffic also being visible. In time proposed hedgerow and other tree planting will filter the close direct views and assist in mitigating these views.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse
F17	Public Footpath	High	Medium		Partial		Medium/ High (construction) Medium/ High (year 0) Medium (Year 15)	Relatively close and open views southwards from this route will be possible towards the bypass immediately west of the rail crossing. The new road will form a notable element in these views, yet mounding and associated structural planting will provide some visual screening towards the vehicles. In time proposed hedgerow and other tree planting will filter the close direct views and assist in mitigating these views.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse
F18	Public Bridleway (Midshires Way)	High	Medium		Partial		High (construction) Medium/ High (year 0) Medium (Year 15)	This bridleway extends broadly east – west across the bypass corridor. Views towards the road and associated traffic will vary subject to the position along the route. Where the route is close to and crosses (via an underpass) the proposed road, the visual change will be notable. From further to the east and west the visual effects will be reduced.	Major Averse	Major Adverse	Moderate Adverse
F19	Public Footpath	High	Medium		Partial		Medium/ High (construction) Medium (year 0) Medium/ Low (Year 15)	This footpath extends across the bypass corridor. Views towards the road and associated traffic will vary subject to the position along the route. Where the route is close to and crosses (via an 'at grade' crossing) the proposed road, the visual change will be notable. From further to the east and west the visual effects will be reduced.	Moderate/ Major Adverse	Moderate Adverse	Minor/ Moderate Adverse
F20	Public Bridleway	High	Medium		Glimpse		Medium (construction) Medium/ Low (year 0) Medium/ Low (Year 15)	Restricted views from this route towards the southern end/ junction of the bypass with the existing A508. Existing hedgerow and tree planting along the route will screen and filter views yet relatively close and clearer views will	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse

									be possible from the immediate stretch closest to the A508.			
Roads												
R1	M1 Motorway (motorists)	Low/ Medium	Low/ Medium		Partial/ Glimpse/ None	Transient	High/ (construction) Medium (year 0) Low (year 15)	Medium	<p>During the construction stage there will be close and clear views of highway works at and around Junction 15.</p> <p>Views of new built development (predominantly Units 1 and 2) will occur over a relatively short stretch of the motorway. Immediately to the north east of the main built development area the motorway lies partially within a cutting and includes some continuous mature tree belt planting on either side. This effectively limits the opportunity for views out from the road corridor towards the main part of the Site.</p> <p>Views towards the proposed development will however be possible briefly over a short section. The combination of existing cutting and planting plus new mounding and planting will effectively screen the built development and operational activity.</p>	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse/ Negligible
R2	A508 (predominantly motorists)	Low/ Medium	Medium		Partial	Transient	High/ Medium (construction) High/ Medium (Year 0) Medium (Year 15)		<p>Immediately to the east of the main built development area, close and direct views towards the built development and operational areas will be available. Towards the south, the visual effects arising will reduce as views will be more limited by the conserved roadside hedgerows and trees and the proposed mounding and planting to the road frontage of the development. Views of carriageway works will however be possible for southbound users of this road for a short stretch to the south of the Courteenhall turn.</p> <p>The proposed built development will generally be set back from the road and will positively address this frontage, with significant landscape/ planting proposals and offices to this elevation.</p>	Moderate Adverse	Minor/ Moderate Adverse	Minor/ Moderate Adverse
R3	A45	Low/ Medium	Low/ Medium		Partial	Transient	Medium (construction) Medium/ Low (year 0) Low (year 15)		<p>During the construction stage there will be close and clear views of highway works at and around Junction 15.</p> <p>From the stretch of the A45 north of Junction 15 as far as the Watering Lane junction views of highway works will be possible. These views will include other existing settlement, industrial units and ongoing construction work at Grange Park.</p>	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse/ Negligible
R4	Watering Lane Collingtree	Medium	Medium		Partial	Transient	Medium/ Low (construction) Medium/ Low (year 0) Low (year 15)		<p>During the construction stage there will be close and clear views of highway works at the A45 junction with Watering Lane.</p> <p>Views towards the highest parts of the employment units together with the perimeter mounding and landscaping to the south west of the M1 will be possible from a short stretch of Watering Lane between the Hilton Hotel and Collingtree. These views will occur over a short distance and in the context of other existing road and urban influences.</p>	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse

R5	Collingtree Road	Medium	Medium		Partial	Transient	Medium/ Low (construction) Medium/ Low (Year 0) Low (Year 15)	Views of the perimeter mounding and landscaping will be available to the east of the NLRL underpass and west of the M1. Immediately to the north of the main built development area, close and direct views towards the built development will be limited by the conserved roadside hedgerows and trees and the proposed mounding and planting immediately beyond. This existing and new mounding and planting will be particularly effective in screening views towards the employment units, which will be in a deep cutting at this location, and it is likely that these parts of the development will be almost entirely screened from the adjoining road.	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
R6	Courteenhall Road	Medium	Medium		Partial/ Glimpse/ None	Transient	Medium/ Low (construction) Low (Year 0) Low/ Negligible (year 15)	From the stretch of Courteenhall Road extending between the A508 and Blisworth some views will be possible towards the outer mounding and landscape proposals and highest parts of the employment units. These wide ranging views will include other existing settlement, industrial units and major transport infrastructure. The outer mounding and landscape proposals will be visible to the west of the NLRL and although the highest parts of some of the employment units may be visible beyond, there will be no views towards any activity associated with the built development.	Minor/ Moderate Adverse	Minor Adverse	Negligible/ Minor Adverse
R7	Gayton Road, Blisworth	Medium	Medium		Glimpse	Transient	Low (construction) Low/ Negligible (Year 0) Negligible (year 15)	Distant and expansive views in the direction of the site will be possible for users in the proximity of Hill Farm on the approach towards Blisworth. From this stretch of the road views of proposed development will be limited to the perimeter mounding and landscaping. The proposals will be seen as a minor component of a wide ranging valley view, including the settlement of Blisworth, the Grand Union Canal, the WCMLR and a variety of other elements beyond.	Minor Adverse	Negligible / Minor Adverse	Negligible
R8	A43	Low/ Medium	Medium		Glimpse	Transient	Low (construction) Low/ Negligible (Year 0) Negligible (year 15)	From elevated locations north of the WCML bridge there will be potential views eastwards towards the outer mounding and landscape proposals and potentially the highest parts of some of the employment units in the early years	Minor Adverse	Negligible/ Minor Adverse	Negligible
R9	Un-named Road to north of Courteenhall	Medium	Medium		Glimpse	Transient	Low/ Medium (construction) Low (Year 0) Low/ Negligible (year 15)	Brief glimpsed views towards the highest parts of the employment units will potentially be possible for road users travelling between the M1 and the A508. The opportunity to view very limited parts of the proposed development will only occur over short stretches of this road.	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse/ Negligible
R10	Wooldale Road, Wootton	Low/ Medium	Medium		Glimpse/ None	Transient	Low (construction) Low/ Negligible (Year 0) Low/ Negligible (year 15)	Distant and restricted views towards the proposed development (principally the outer mounding and landscape proposals and potentially the highest parts of some of the employment units) are likely to be possible from limited positions on Wooldale Road.	Minor Adverse	Negligible/ Minor Adverse	Negligible/ Minor Adverse
R11	B526 (Newport Pagnell Road)	Medium	Medium		Glimpse/ None	Transient	Low/ Negligible (construction) Low/ Negligible (Year 0)	Distant and restricted views towards the proposed development (principally the outer mounding and landscape proposals and potentially the highest parts of some of the	Negligible/ Minor Adverse	Negligible/ Minor Adverse	Negligible

							Low/ Negligible (year 15)	employment units) are likely to be possible from limited positions on the B526.			
R12	Blisworth Rd	Medium	Medium				Medium (construction) Low/ Medium (Year 0) Low (year 15)	The proposed bypass will cross this road and a new junction arrangement will be formed. This will result in some notable change over a limited stretch of the existing road. New mounding and planting will assist in mitigating and assimilating the new road.	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
Other Visual Receptors											
O1	Northampton Loop Railway Line (NLRL)	Medium	Medium	475m + (to buildings)	Partial/ Glimpse	Transient	Medium/ High (construction) Medium/ Low (year 0) Low (year 15)	To the west of the site the railway lies generally within a cutting and includes some continuous mature tree belt planting on either side. This effectively limits the opportunity for views out from the railway corridor towards the Site. Easterly views towards the proposed development will be possible briefly on a short section to the south of Collingtree Road, where the perimeter mounding and landscaping on the western edge of the development will be visible.	Moderate/ Major Adverse	Minor/ Moderate Adverse	Minor Adverse
O2	West Coast Mainline Railway (WCMLR)	Medium	Medium	1.2km + (to buildings)	Partial/ Glimpse	Transient	Low (construction) Low/ Negligible (year 0) Negligible (Year 15)	From elevated stretches of railway between the Roade Cutting and the A43 some views will be possible towards the outer mounding and landscape proposals and potentially the highest parts of the employment units/ gantry cranes. Views will be filtered by intervening mature vegetation in places.	Minor/ Moderate Adverse	Minor Adverse	Negligible/ Minor Adverse
O3	Grange Park Industrial Estate	Low/ Medium	Low/ Medium	350m + (to buildings)	Partial/ Glimpse/ None	Permanent	Low/ Negligible (construction) Low/ Negligible (year 0) Low (Year 15)	It is predicted that from the majority of the business premises within the Grange Park Industrial Estate there will be no or very limited views towards the proposed development.	Negligible/ Minor Adverse	Negligible/ Minor Adverse	Negligible
O4	Hilton Hotel, Collingtree	Low/ Medium	Low/ Medium	380m + (to buildings)	Partial	Permanent	Low/ Medium (construction) Low (year 0) Low/ Negligible (year 15)	Some views will be possible across the M1 corridor towards the highest parts of the employment units together with perimeter mounding and landscaping. From the majority of the rooms within the hotel there will be no available views of the proposed development.	Minor/ Moderate Adverse	Minor Adverse	Negligible/ Minor Adverse
O5	Roade Village Hall and Playing Fields	Medium	Medium				Medium (construction) Low/ Medium (year 0) Low (year 15)	Restricted and filtered views northwards in the general direction of the proposed bypass are possible from the playing fields. The rising ground and the existing intervening hedgerow planting/ trees around the playing fields screen clear views towards the bypass corridor. Some filtered and limited views towards traffic on the bypass are likely to be possible in the winter months but generally any views will be heavily filtered by the existing and new planting.	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse
O6	Roade Football Club	Low/ Medium	Medium				Low/ Medium (construction) Low (year 0)	Views northwards towards the proposed bypass will be limited by the intervening hedgerow boundary to the north. From the	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse/ Negligible

							Low/ Negligible (year 15)	clubhouse/ pavilion no views are anticipated to be possible.			
07	Road School Sports College	Medium	Medium				Medium (construction) Low (year 0) Low/ Negligible (year 15)	Views westwards from the western side of the school grounds in the direction of the proposed bypass will be possible. These views will however be restricted by intervening hedgerows and planting. Vehicles using the proposed road are likely to be visible through and beyond the existing and proposed planting/ mounding yet overall these will be limited and the existing and proposed planning and mounding will be effective in mitigating the effects.	Moderate Adverse	Minor Adverse	Minor Adverse/ Negligible