



# **West Winch Housing Access Road**

## **Environmental Statement Chapter 9: Landscape and Visual**

### **Appendix 3: Representative Viewpoint Assessment**

Author: WSP

Document Reference: NCC/3.09.03

Version Number: 001

Date: November 2023



## Contents

1	Introduction .....	4
1.1	Overview .....	4
2	Representative Viewpoints.....	4
2.1	Viewpoint 1: Nar Valley Way, Setchey .....	4
2.2	Viewpoint 2: A10, Setchey.....	4
2.3	Viewpoint 3: A10, West Winch at junction with Gravelhill Lane .....	5
2.4	Viewpoint 4: A10, West Winch at junction with Chequers Lane .....	5
2.5	Viewpoint 5: Chequers Lane, North Runcton .....	5
2.6	Viewpoint 6: PRow between North Runcton and Setch Road .....	5
2.7	Viewpoint 7: Rectory Lane (west) Brook Farm .....	5
2.8	Viewpoint 8: Rectory Lane (east) .....	5
2.9	Viewpoint 9: A47 (east) at junction with New Road, North Runcton .....	5
2.10	Viewpoint 10 (a and b): A47 (north) Constitution Hill .....	5
2.11	Viewpoint 11: A149 (north).....	6
2.12	Viewpoint 12: A10 (West Winch Rd) opposite Esso petrol station (west)..	6
2.13	Viewpoint 13: Setch Road .....	6
2.14	Viewpoint 14: Nar Valley Way .....	6
3	Assessment Tables.....	6

## Tables

Table 3.1 – Viewpoint 1: Nar Valley Way, Setchey .....	7
Table 3.2 – Viewpoint 2: A10, Setchey.....	9
Table 3.3 – Viewpoint 3: A10, West Winch at junction with Gravelhill Lane .....	10
Table 3.4 – Viewpoint 4: A10, West Winch at junction with Chequers Lane .....	11
Table 3.5 - Viewpoint 5: Chequers Lane, North Runcton .....	13
Table 3.6 - Viewpoint 6: PRow between North Runcton and Setch Road .....	15
Table 3.7 - Viewpoint 7: Rectory Lane (west) Brook Farm .....	17
Table 3.8 - Viewpoint 8: Rectory Lane (east) .....	19
Table 3.9 - Viewpoint 9: A47 (east) at junction with New Road, North Runcton.....	21
Table 3.10 - Viewpoint 10 (a and b): A47 Constitution Hill .....	23
Table 3.11 - Viewpoint 11: A149 (north).....	25



Table 3.12 - Viewpoint 12: A10 (West Winch Road) opposite Esso petrol station (west).....	27
Table 3.13 - Viewpoint 13: Setch Road .....	29
Table 3.14 - Viewpoint 14: Nar Valley Way .....	31



# **1 Introduction**

## **1.1 Overview**

1.1.1 This document contains a series of tables.

1.1.2 The tables provide a detailed description and assessment for each of the 14No. Representative Viewpoints agreed with Norfolk County Council and photographed during the field survey.

1.1.3 A description of the existing view, proposed view, sensitivity to change, magnitude of change and resultant significance of effect is set out below for each viewpoint.

1.1.4 The Assessment considers the following:

- Construction Phase
- Operational Phase – year 1
- Operational Phase – year 15 (Residual Effects)

1.1.5 Consideration is given to whether the changes are adverse or beneficial, based on the merits of the Proposed Scheme in terms of how it might detract from or improve the visual experience from each viewpoint.

## **2 Representative Viewpoints**

### **2.1 Viewpoint 1: Nar Valley Way, Setchey**

2.1.1 Viewpoint 1 is located on a Long-Distance Route 1275 m to the south of the Proposed Scheme. Sensitivity is High.

### **2.2 Viewpoint 2: A10, Setchey**

2.2.1 Viewpoint 2 is located on the A10, 250 m to the south of the Proposed Scheme. Sensitivity is Low.



### **2.3 Viewpoint 3: A10, West Winch at junction with Gravelhill Lane**

2.3.1 Viewpoint 3 is located within the PSS boundary at the A10 junction with Gravelhill Lane in West Winch. Sensitivity is Low.

### **2.4 Viewpoint 4: A10, West Winch at junction with Chequers Lane**

2.4.1 Viewpoint 4 is located on the A10 at the junction with Chequers Lane, 100m to the west of the PSS. Sensitivity is Low.

### **2.5 Viewpoint 5: Chequers Lane, North Runcton**

2.5.1 Viewpoint 5 is located where Bridleway BR4 meets Chequers Lane in North Runcton, 125m to the west of the PSS. Sensitivity is Medium.

### **2.6 Viewpoint 6: PRoW between North Runcton and Setch Road**

2.6.1 Viewpoint 6 is located on Restricted Byway RB6, 950m to the east of the PSS. Sensitivity is Medium.

### **2.7 Viewpoint 7: Rectory Lane (west) Brook Farm**

2.7.1 Viewpoint 7 is located within the PSS boundary, adjacent to Brook Farm on Rectory Lane. Sensitivity is Low.

### **2.8 Viewpoint 8: Rectory Lane (east)**

2.8.1 Viewpoint 8 is located within the PSS boundary, where Restricted Byway RB6 meets Rectory Lane. Sensitivity is Medium.

### **2.9 Viewpoint 9: A47 (east) at junction with New Road, North Runcton**

2.9.1 Viewpoint 9 is located 450m to the south-east of the PSS, where the A47 (Constitution Hill) meets New Road. Sensitivity is Low.

### **2.10 Viewpoint 10 (a and b): A47 (north) Constitution Hill**

2.10.1 Viewpoint 10 is located within the PSS boundary, on the A47 (Constitution Hill). Sensitivity is Low.



## **2.11 Viewpoint 11: A149 (north)**

2.11.1 Viewpoint 11 is located 425m to the north-east of the PSS, on the A149 (Queen Elizabeth Way). Sensitivity is Low.

## **2.12 Viewpoint 12: A10 (West Winch Road) opposite Esso petrol station (west)**

2.12.1 Viewpoint 12 is located 475m to the south-west of the PSS, on the A10 (West Winch Road) opposite the Esso petrol station. Sensitivity is Low.

## **2.13 Viewpoint 13: Setch Road**

2.13.1 Viewpoint 13 is located 400m to the south of the PSS, on Setch Road. Sensitivity is Low.

## **2.14 Viewpoint 14: Nar Valley Way**

2.14.1 Viewpoint 14 is located 2000m to the west of the PSS, on the Nar Valley Way Long-Distance Route. Sensitivity is High.

# **3 Assessment Tables**

3.1.1 The Assessment tables described above are provided on the following pages.



**Table 3.1 – Viewpoint 1: Nar Valley Way, Setchey**

<b>Viewpoint 1</b>	<b>Nar Valley Way, Setchey</b>
Grid Reference:	E563929, N313327
Distance and Direction from PSS:	1275 m to the south of the PSS
Sensitivity to Change	High
Existing View:	Viewpoint 1 is located 1275m to the south of the PSS on the Nar Valley Way, which follows the route of the River Nar. The route is very open, often with long views across open arable fields, however views towards the PSS are generally filtered by the existing urban fringe and intervening vegetation. From this point on the route, distant glimpses of the PSS may be possible beyond the poultry houses.
Construction Phase	Construction phase activity on a scheme such as this typically involves the use of heavy plant and cranes, so it is possible that taller plant will be visible towards the southern end of the scheme beyond the intervening buildings and vegetation.
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)
Operational Phase Year 1	At year 1, construction phase activity will no longer be a feature in the view. Whilst mitigation planting will not have reached a level of maturity where it can provide any screening at this point, the Proposed Scheme is likely to be visible only in distant glimpses between buildings and through existing vegetation, hence not readily noticeable.
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Moderate-Minor (adverse)
Operational Phase Year 15	At year 15, mitigation planting surrounding the southern roundabout and pond access routes will have reached a level of maturity where it can deliver effective screening of residual glimpses of the Proposed Scheme, to the point where it will be barely perceptible.
Magnitude of Change:	Negligible



<b>Viewpoint 1</b>	<b>Nar Valley Way, Setchey</b>
Significance of effect	The overall significance of effect is Negligible (adverse)





**Table 3.2 – Viewpoint 2: A10, Setchey**

<b>Viewpoint 2</b>	<b>A10, Setchey</b>
Grid Reference:	E563485, N314245
Distance and Direction from PSS:	250 m to the south of the PSS
Sensitivity to Change	Low
Existing View:	Viewpoint 2 is located 250m to the south of where the A10 connects to the PSS. This section of road has low scrub to the east and a property boundary hedge to the west. Views of the PSS are clear approaching the point where they connect into each other.
Construction Phase	Given the proximity to the PSS, views of temporary construction phase activity will be easily visible towards the south of the scheme, however, this would only occupy a narrow section of the view.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Minor (adverse)
Operational Phase Year 1	At year 1, construction phase activity will no longer be visible and temporary traffic management measures will have been removed. The proposed mitigation planting will not be established at this stage, however, the major view of the PSS is the northerly view up the road, so would remain relatively unchanged anyway.
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)
Operational Phase Year 15	At year 15, mitigation planting at the southern end of the scheme will have reached a level of maturity where it can deliver effective screening of other areas of the scheme, but will not make a difference to the northerly view up the road of the Proposed Scheme.
Magnitude of Change:	Negligible
Significance of effect	The overall significance of effect is Negligible (adverse)



**Table 3.3 – Viewpoint 3: A10, West Winch at junction with Gravelhill Lane**

<b>Viewpoint 3:</b>	<b>A10, West Winch at junction with Gravelhill Lane</b>
Grid Reference:	E563442, N314895
Distance and Direction from PSS:	Within PSS boundary
Sensitivity to Change	Low
Existing View:	Viewpoint 3 is located within the PSS boundary at the end of a residential street, with stretching views from north through east to south over flat and open arable fields. There will be direct views of the Proposed Scheme from this point.
Construction Phase	Given the close proximity, views of temporary construction phase activity will be unavoidable, with wide, largely unobstructed views across the PSS occupying a large proportion of the view.
Magnitude of Change:	High
Significance of effect	The overall significance of effect is Moderate-Minor (adverse)
Operational Phase Year 1	At year 1, construction phase activity will no longer be present in the view and temporary traffic management measures will have been removed. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, so the previously predominantly rural outlook will now be replaced by highway infrastructure, occupying much of the view.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Minor (adverse)
Operational Phase Year 15	At year 15, proposed mitigation planting to the west of the Proposed Scheme will have reached a level of maturity where it effectively screens easterly views of the wider scheme beyond the changes to Gravelhill Lane in the foreground.
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)



**Table 3.4 – Viewpoint 4: A10, West Winch at junction with Chequers Lane**

<b>Viewpoint 4</b>	<b>A10, West Winch at junction with Chequers Lane</b>
Grid Reference:	E563312, N315465
Distance and Direction from PSS:	100 m to the west of the PSS
Sensitivity to Change	Low
Existing View:	Viewpoint 4 is located on Chequers Lane 100m to the west of the PSS, near the junction with the A10 (Lynn Road). There is an established hedgerow along the northern boundary, and open arable fields to the south which allow for views of the PSS. The PSS is also clearly visible ahead to the east as Chequers Lane passes through it.
Construction Phase	Given the close proximity, views of temporary construction phase activity will be unavoidable, with wide views across the PSS from east to south occupying a large proportion of the view.
Magnitude of Change:	High
Significance of effect	The overall significance of effect is Moderate-Minor (adverse)
Operational Phase Year 1	At year 1, construction phase activity will no longer be present in the view and temporary traffic management measures will have been removed. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, so the previously predominantly rural outlook will now be replaced by highway infrastructure, occupying much of the view from the east to the south.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Minor (adverse)
Operational Phase Year 15	At year 15, mitigation planting to the west of the Proposed Scheme and either side of Chequers Lane will have reached a level of maturity where it is able to deliver effective screening of the wider scheme beyond the changes to Chequers Lane in the foreground.



<b>Viewpoint 4</b>	<b>A10, West Winch at junction with Chequers Lane</b>
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)



**Table 3.5 - Viewpoint 5: Chequers Lane, North Runcton**

<b>Viewpoint 5</b>	<b>Chequers Lane, North Runcton</b>
Grid Reference:	E563943, N315611
Distance and Direction from PSS:	125 m to the east of the PSS
Sensitivity to Change	Medium
Existing View:	Viewpoint 5 is located where North Runcton Bridleway BR4 meets Chequers Lane, 125m to the west of the PSS. This section of Chequers Lane goes through an area of open CRoW land before passing through the PSS from the east. A row of trees creates a border along the western edge of the CRoW land acting as a buffer that limits views of the PSS, meaning it is only noticeably visible at the point of connection.
Construction Phase	Views of construction phase activity may be noticeable to the west where Chequers Lane connects to the PSS. Glimpses of temporary construction phase activity and plant may also be possible between or over vegetation, due to the close proximity to the PSS. Although mostly filtered, this would occupy a significant proportion of the view.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Moderate (adverse)
Operational Phase Year 1	At year 1, construction phase activity will no longer be present in the view and temporary traffic management measures will have been removed. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, so glimpses of the new highway infrastructure may be possible to the west beyond the existing vegetation.
Magnitude of Change:	Medium-Low
Significance of effect	The overall significance of effect is Moderate-Minor (adverse)
Operational Phase Year 15	At year 15, woodland and hedgerow planting to the east of the Proposed Scheme and either side of Chequers Lane will have reached a level of maturity where it is able to deliver effective screening of the wider scheme beyond the changes to Chequers Lane in the foreground.



<b>Viewpoint 5</b>	<b>Chequers Lane, North Runcton</b>
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Minor (adverse)



**Table 3.6 - Viewpoint 6: PRow between North Runcton and Setch Road**

<b>Viewpoint 6</b>	<b>PRow between North Runcton and Setch Road</b>
Grid Reference:	E564718, N315319
Distance and Direction from PSS:	875 m to the east of the PSS
Sensitivity to Change	Medium
Existing View:	Viewpoint 6 is located 950m to the east of the PSS on North Runcton Restricted Byway RB6, which runs north-south. This section of the track runs between open arable fields with some distant boundary vegetation which helps to filter views towards the PSS. However, glimpses of the PSS may be visible between vegetation.
Construction Phase	Westerly views of construction phase activity to the south of Chequers Lane will be possible across the open aspect, however these views will occupy only a part of the overall view from this location and will be substantially filtered by existing vegetation along the eastern boundary of North Runcton Common. Taller structures and plant are likely to be visible over/through trees. Effects arising from these views will be temporary.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Moderate (adverse)
Operational Phase Year 1	At year 1, construction phase activity will no longer feature in the view, greatly reducing visibility of the Proposed Scheme. Although proposed mitigation planting will not have reached maturity at this stage, views of the highway will be largely obscured by existing field boundary vegetation.
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Minor (adverse)



<b>Viewpoint 6</b>	<b>PRoW between North Runcton and Setch Road</b>
Operational Phase Year 15	At year 15, mitigation planting to the east of the Proposed Scheme will have reached a level of maturity where it is able to deliver effective screening of the proposed highway beyond. It is possible that intermittent glimpses of vehicles moving beyond may be possible, however these glimpses would not be readily noticeable at this distance.
Magnitude of Change:	Negligible
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)





**Table 3.7 - Viewpoint 7: Rectory Lane (west) Brook Farm**

<b>Viewpoint 7</b>	<b>Rectory Lane (west) Brook Farm</b>
Grid Reference:	E563713, N316147
Distance and Direction from PSS:	Within PSS boundary
Sensitivity to Change	Low
Existing View:	Viewpoint 7 is located by Brook Farm on Rectory Lane, within the PSS boundary. It benefits from open stretching views across arable fields to the north and south, which would afford views of a large section of the PSS beyond just the section it connects into.
Construction Phase	Given the close proximity, views of temporary construction phase activity will be unavoidable, with wide, largely unobstructed views across the PSS occupying a large proportion of the view.
Magnitude of Change:	High
Significance of effect	The overall significance of effect is Moderate-Minor
Operational Phase Year 1	At year 1, construction phase activity will no longer be present in the view and temporary traffic management measures will have been removed. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, so the previously predominantly rural outlook will now be replaced by highway infrastructure, occupying much of the view.
Magnitude of Change:	High-Medium
Significance of effect	The overall significance of effect is Moderate-Minor
Operational Phase Year 15	At year 15, mitigation planting to the west of the Proposed Scheme and either side of Rectory Lane will have reached a level of maturity where it is able to deliver effective screening of the wider scheme beyond the changes to Rectory Lane in the foreground.
Magnitude of Change:	Low



<b>Viewpoint 7</b>	<b>Rectory Lane (west) Brook Farm</b>
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)



**Table 3.8 - Viewpoint 8: Rectory Lane (east)**

<b>Viewpoint 8</b>	<b>Rectory Lane (east)</b>
Grid Reference:	E564027, N316157
Distance and Direction from PSS:	Within PSS boundary
Sensitivity to Change	Medium
Existing View:	Viewpoint 8 is located on Rectory Lane where it meets PRoW RB3, within the PSS boundary. There are unrestricted views of the PSS looking westward along Rectory Lane where it connects with the Proposed Scheme, as well south-westerly views across an open field to other parts of the scheme. A boundary hedge along the northern edge of Rectory Lane shields northerly views of the PSS.
Construction Phase	Given the close proximity, views of temporary construction phase activity will be unavoidable, with wide, largely unobstructed views across the PSS occupying a large proportion of the view, given that the removal of the boundary hedge along the northern edge of Rectory Lane will further open up views of the PSS.
Magnitude of Change:	High
Significance of effect	The overall significance of effect is Major-Moderate
Operational Phase Year 1	At year 1, construction phase activity will no longer be present in the view and temporary traffic management measures will have been removed. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, so the previously predominantly rural outlook will now be replaced by highway infrastructure, occupying much of the view.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Moderate
Operational Phase Year 15	At year 15, mitigation planting to the east of the Proposed Scheme and either side of Rectory Lane will have reached a level of maturity where it is able to deliver effective screening of the wider scheme beyond the changes to Rectory Lane in the foreground.



<b>Viewpoint 8</b>	<b>Rectory Lane (east)</b>
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Minor (adverse)



**Table 3.9 - Viewpoint 9: A47 (east) at junction with New Road, North Runcton**

<b>Viewpoint 9</b>	<b>A47 (east) at junction with New Road, North Runcton</b>
Grid Reference:	E564585, N316546
Distance and Direction from PSS:	450 m to the south-east of the PSS
Sensitivity to Change	Low
Existing View:	Viewpoint 9 is located 450m to the south-east of the PSS at the junction of the A47 (Constitution Hill) with New Road. Views to the north-east and south-east are mostly enclosed by a block of established trees and a boundary hedge, however the remaining views towards the PSS look across open arable fields and are unfiltered.
Construction Phase	Construction phase activity may be noticeable to the north-west where the A47 (Constitution Hill) connects to the PSS. Temporary construction phase activity and plant will also be visible across the open aspect to the west, occupying a significant proportion of the view.
Magnitude of Change:	High
Significance of effect	The overall significance of effect is Moderate-Minor (adverse)
Operational Phase Year 1	At year 1, construction activity will no longer be present in the view. Mitigation planting has not reached maturity at this stage, and whilst there will undoubtedly be an increase in the overall scale of the highway infrastructure present in the view, it is set against the backdrop of an existing local road network, so will not appear incongruous.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Minor (adverse)
Operational Phase Year 15	At year 15, mitigation planting to the east and west of the highway will have matured to the extent that it contains views, limiting visibility of the wider development.
Magnitude of Change:	Low



<b>Viewpoint 9</b>	<b>A47 (east) at junction with New Road, North Runcton</b>
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)



**Table 3.10 - Viewpoint 10 (a and b): A47 Constitution Hill**

<b>Viewpoint 10 (a and b)</b>	<b>A47 Constitution Hill</b>
Grid Reference:	E563753, N317646
Distance and Direction from PSS:	Within PSS boundary
Sensitivity to Change	Low
Existing View:	Viewpoint 10 is located on the A47 (Constitution Hill) within the PSS boundary. This section of road is mostly enclosed by established roadside vegetation on either side, but opens up at this point due to a field gate on either side of the road, and a barn on the eastern side, offering views out of the PSS across arable fields.
Construction Phase	Given the close proximity, views of temporary construction phase activity will be unavoidable, with significant changes to the highway layout either side of the viewpoint, contributing to a highly noticeable sense of a large-scale construction project.
Magnitude of Change:	High
Significance of effect	The overall significance of effect is Moderate-Minor (adverse)
Operational Phase Year 1	At year 1, construction activity will no longer be present in the view and temporary traffic management measures will have been removed. Mitigation planting has not reached maturity at this stage, and whilst there will undoubtedly be an increase in the overall scale of the highway infrastructure present in the view, it is set against the backdrop of existing an existing major highway, so will not appear incongruous.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Minor (adverse)
Operational Phase Year 15	At year 15, mitigation planting to the east and west of the highway will have matured to the extent that it contains views, limiting visibility of the wider development.



<b>Viewpoint 10 (a and b)</b>	<b>A47 Constitution Hill</b>
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)





**Table 3.11 - Viewpoint 11: A149 (north)**

<b>Viewpoint 11</b>	<b>A149 (north)</b>
Grid Reference:	E563813, N318611
Distance and Direction from PSS:	425 m to the north-east of the PSS
Sensitivity to Change	Low
Existing View:	Viewpoint 11 is located on the A149 (Queen Elizabeth Way), 425m to the north-east of the PSS. A149 (Queen Elizabeth Way) is a major road lined with patchy roadside vegetation which varies in height. It has industrial buildings to the north and open arable field to the south, which afford views of the PSS between the vegetation, in addition to views at the point of connection with the Proposed Scheme.
Construction Phase	The lack of consistent roadside vegetation to the south of the highway at viewpoint 11, coupled with the predominantly open nature of the landscape beyond and the removal of existing vegetation to the east of Constitution Hill, means that south-westerly views towards the PSS are largely unobstructed. The presence of construction phase activity at Hardwick, as well as along the route of the highway at Constitution Hill, will form a large and noticeably incongruent feature within the overall view.
Magnitude of Change:	High
Significance of effect	The overall significance of effect is Moderate-Minor (adverse)
Operational Phase Year 1	At year 1, construction activity will no longer feature in the view, however proposed mitigation planting will not have matured to the extent where it is able to effectively screen the extensive highway works beyond, which will be a noticeably discordant element in the view.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Minor (adverse)



<b>Viewpoint 11</b>	<b>A149 (north)</b>
Operational Phase Year 15	At year 15, extensive woodland and hedgerow planting to the east of the Proposed Scheme will have reached a level of maturity where it is able to deliver effective visual mitigation of the highway scheme beyond, essentially replacing the vegetated screen to the east of the highway that existed previously.
Magnitude of Change:	Neutral
Significance of effect	The overall significance of effect is Neutral



**Table 3.12 - Viewpoint 12: A10 (West Winch Road) opposite Esso petrol station (west)**

<b>Viewpoint 12</b>	<b>A10 (West Winch Road) opposite Esso petrol station (west)</b>
Grid Reference:	E563203, N317318
Distance and Direction from PSS:	475 m to the south-west of the PSS
Sensitivity to Change	Low
Existing View:	Viewpoint 12 is located on the A10 (West Winch Road) opposite the Esso petrol station, 475m to the south-west of the PSS. This section of West Winch Road is flanked by residential properties and the petrol station to the west, and an open field to the east which may afford views looking north-east towards the PSS beyond the border of trees at the far end of the field.
Construction Phase	Construction phase activity is likely to be noticeable to the west and south-west as there is a gap in development and roadside vegetation. There is some intervening field boundary vegetation to filter the view, but taller structures and items of plant will be noticeable.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Minor (adverse)
Operational Phase Year 1	At year 1, construction phase activity will no longer be visible. Whilst proposed mitigation planting will not deliver any screening function at this stage, views of the highway beyond will be largely obscured by existing field boundary vegetation.
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)
Operational Phase Year 15	At year 15, mitigation planting to the west of the proposed highway will have reached a level of maturity where it can deliver effective screening, to the extent that views of the highway beyond will no longer be readily noticeable.
Magnitude of Change:	Negligible



<b>Viewpoint 12</b>	<b>A10 (West Winch Road) opposite Esso petrol station (west)</b>
Significance of effect	The overall significance of effect is Negligible (adverse)



**Table 3.13 - Viewpoint 13: Setch Road**

<b>Viewpoint 13</b>	<b>Setch Road</b>
Grid Reference:	E563933, N314420
Distance and Direction from PSS:	400 m to the south-east of the PSS
Sensitivity to Change	Low
Existing View:	Viewpoint 13 is located within a patchwork of arable fields and CRoW land on Setch Road, 400m to the south of the PSS. It has reaching panoramic views across the flat terrane, including the houses along the A10 (Lynn Road) to the west, and a string of electricity pylons. The lack of significant intervening landform or vegetation would allow for clear views of the PSS.
Construction Phase	Due to the panoramic open aspect, construction phase activity, particularly tall structures and plant, will be unavoidable looking north-west towards the scheme, occupying a significant proportion of the view.
Magnitude of Change:	High
Significance of effect	The overall significance of effect is Moderate-Minor (adverse)
Operational Phase Year 1	At year 1, construction phase activity will no longer be present in the view. Proposed mitigation planting will not have matured to the extent where it can deliver any effective screening at this stage, so the previously predominantly rural outlook will now be replaced by highway infrastructure, occupying a significant stretch of the view.
Magnitude of Change:	Medium
Significance of effect	The overall significance of effect is Minor (adverse)
Operational Phase Year 15	At year 15, proposed mitigation planting to the east of the Proposed Scheme will have reached a level of maturity where it effectively screens north-westerly views of the scheme.
Magnitude of Change:	Low



<b>Viewpoint 13</b>	<b>Setch Road</b>
Significance of effect	The overall significance of effect is Minor-Negligible (adverse)



**Table 3.14 - Viewpoint 14: Nar Valley Way**

<b>Viewpoint 14</b>	<b>Nar Valley Way</b>
Grid Reference:	E561783, N317037
Distance and Direction from PSS:	2000 m to the west of the PSS
Sensitivity to Change	High
Existing View:	Viewpoint 14 is located on the Nar Valley Way Long-Distance Route, 2000m to the west of the PSS. It has long open views across fields, however views towards the PSS are generally filtered by the existing urban fringe and intervening vegetation, including the riparian vegetation along Puny Drain and other vegetational field borders. It is not likely that views would reach beyond the A10 and associated pockets of built form to the PSS.
Construction Phase	It is possible that taller plant used in the construction phase activity of this scheme will be visible over intervening buildings and vegetation, however the intermittent nature of these views, coupled with the distance means that construction phase activity is unlikely to be readily noticeable.
Magnitude of Change:	Low
Significance of effect	The overall significance of effect is Moderate-Minor (adverse)
Operational Phase Year 1	At year 1, construction phase activity will no longer be a feature in the view. Whilst mitigation planting will not have reached a level of maturity where it can provide any screening at this point, glimpses of the Proposed Scheme between buildings and through existing vegetation, are not likely from this point.
Magnitude of Change:	Negligible
Significance of effect	The overall significance of effect is Minor (adverse)
Operational Phase Year 15	At year 15, mitigation planting surrounding the Proposed Scheme will have reached a level of maturity where it can deliver effective screening of residual glimpses of the Proposed Scheme, to the point where it will be barely perceptible.



<b>Viewpoint 14</b>	<b>Nar Valley Way</b>
Magnitude of Change:	Negligible
Significance of effect	The overall significance of effect is Minor (adverse)