



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Environmental Statement Volume 3

Appendix 7.6 - Detailed Visual Impact Assessment

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1. APPENDIX 7.6: DETAILED VISUAL IMPACT ASSESSMENT (VOLUME 3)

RECEPTOR: RECREATIONAL RECEPTORS ALONG PUBLIC RIGHT OF WAY (PROW) A1/8 AND TRANSPORT RECEPTORS ALONG A421 AND USERS OF THE KEMPSTON HARDWICK STATION (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 1 - PROW SOUTH OF A421 AND INTERCHANGE RETAIL PARK)

Views experienced by these receptors are open with expansive skies, typically from a footpath to the south of a small lake and the A421, albeit the lake is screened from views by boundary vegetation. Views to the south look across a large open and flat arable field with native hedgerows and small blocks of woodland forming the field boundary.

Awareness of Ibstock Concrete Factory and the Tarmac Elstow Concrete Plant to the southeast is limited, as these are both partially visible above intervening vegetation. The large Marston Vale wind turbine and the chimney stack from the Rookery ERF site are visible in the distance above intervening vegetation and a large industrial warehouse on the Marsh Leys Industrial Estate to the southwest is also partially visible above a woodland belt. There is a rise in topography to the east which is the Elstow Landfill site and there are some distant views to the south and southwest of a ridgeway of higher ground.

Sensitivity

Views comprise agricultural land that borders the urban edge of Kempston/Bedford and includes some visual detractors. The value of the views experienced by the most sensitive receptors (users of the PRow) is assessed as Medium.

There are a number of large warehouse type buildings and industrial developments within views, the lower parts to these typically being screened. As a result, the susceptibility is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

Existing planting along sections of Manor Road would be retained as embedded mitigation, although short sections may be removed to provide access to the Site. This would be reinforced by proposed perimeter planting along the northern fringes of the Lake Zone to comprise areas of woodland in the foreground of views, and along the western boundary of the Core Zone. The proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase would be conspicuous within views experienced by recreational receptors and would include plant movements, cranes, car parking, Site offices within the Lake Zone and emerging built forms in the distance associated with the Core Zone. The Proposed Development would introduce buildings and structures of appreciable height into

Significance

Construction Phase

The effect on this receptor is assessed as **Large Adverse**, which is

RECEPTOR: RECREATIONAL RECEPTORS ALONG PUBLIC RIGHT OF WAY (PROW) A1/8 AND TRANSPORT RECEPTORS ALONG A421 AND USERS OF THE KEMPSTON HARDWICK STATION (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 1 - PROW SOUTH OF A421 AND INTERCHANGE RETAIL PARK)

views experienced by receptors in this location. Construction activities would be of large scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the south.

The magnitude of change during the Construction Phase is assessed as High.

Operation - Year 1

Views of the tallest elements within the Core Zone experienced by recreational receptors would occupy a noticeable proportion of the view to the south and considerably change the components within the middle distance. When combined, structures up to a maximum height of 115m in height would occur in limited areas of the Core Zone, whilst habitable buildings would rise to a maximum height of 75m. Combined, those taller buildings and structures would interrupt the skyline associated with the Core Zone and increase the sense of development to the south. Perimeter and habitat mitigation planting would be immature in Year 1 and provide little effective screening. As a result, lower-level features including a car park and support buildings within the Core Zone would potentially be visible. The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as Medium.

Operation Year 15

The Proposed Development would remain a visible feature within views experienced by the recreational receptors at this location. Matured mitigation perimeter planting along the boundary of the Proposed Development combined with habitat mitigation within the north of the Lake Zone would screen views experienced by recreational receptors and reduce the awareness of development to the south. However, the emerging elements of the Lake Zone as part of the full build out would extend up to 75m in height in limited areas would likely modify the immediate skyline.

The operational effects of the Proposed Development would be of large scale and geographical extent, and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as High.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with the emerging Lake Zone but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies

Significant.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation Year 15

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

RECEPTOR: RECREATIONAL RECEPTORS ALONG PUBLIC RIGHT OF WAY (PROW) A1/8 AND TRANSPORT RECEPTORS ALONG A421 AND USERS OF THE KEMPSTON HARDWICK STATION (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 1 - PROW SOUTH OF A421 AND INTERCHANGE RETAIL PARK)

the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the south.

RECEPTOR: RESIDENTIAL RECEPTORS ALONG SOUTHERN EDGE OF KEMPSTON (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 2)

Views experienced by residents towards the Site vary depending on the location of the properties and the orientation of the views. The majority of views would be short distance and any views towards the Site are largely obstructed by intervening built form and vegetation. There are more open views on the edge of residential development (illustrated in Representative Viewpoint 6) where views are more open as they extend across green spaces. However, views are screened due to the extent of built form and mature tree planting on the horizon.

Sensitivity

Occupants of residential properties typically place great importance to their views. Residential receptors in properties within Bedford experience typically urban views of adjacent residential development amenity open space and urban trees with existing built form a substantial feature within views. The value of the views experienced by the receptors is therefore assessed as Medium.

Residential receptors are likely to be focused on the surrounding urban areas and experience static, long-term views within which the built form is a contributing factor with no high-quality features. The susceptibility of these receptors is assessed as Low.

Based on the value and susceptibility, these receptors are assessed as Medium.

Mitigation

No specific mitigation is proposed.

Magnitude of Change

Construction Phase

Only the upper parts of the tallest structures within the Core Zone would be potentially visible in the distance and would likely be screened by foliage in the summer months. Any construction activities visible would be negligible in scale and geographical extent, and medium term in duration.

Some awareness of additional skyglow as a result of construction activity to the south would potentially be evident for local residents associated with the construction activity within the Lake Zone, however existing lighting associated with the adjacent well-lit urban areas in the intermediate landscape is anticipated to limit this.

The magnitude of change during the Construction Phase is assessed as Negligible.

Operation - Year 1 and Year 15

Taller emerging structures within the Lake Zone, as part of the full build out, and the upper parts of the tallest structures within the Core Zone would be potentially visible in the distance above intervening tree lines and built form within Bedford.

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is not **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is not **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS ALONG SOUTHERN EDGE OF KEMPSTON (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 2)

Some awareness of additional skyglow would potentially be evident for local residents associated with the emerging development associated with the Lake Zone, however existing lighting associated with the adjacent well-lit urban areas in the intermediate landscape is anticipated to limit this.

The operational effects of the Proposed Development would be negligible in scale and geographical extent, and long term in duration.

The magnitude of change during the Operational Phase is assessed as Negligible.

Operation Year 15

The effect on this receptor is assessed as **Slight Adverse**, which is not **Significant**.

RECEPTOR: REPRESENTATIVE OF RESIDENTS IN SOUTH BEDFORD AND ROAD USERS OF THE A5134 AND B530 (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 3)

Views are representative of those to the south of Bedford and the viewpoint has been located at a point that residents are likely to experience regularly. From a slightly elevated position, views extend to the south across local roads to large scale warehouse development on the southern margins of Bedford and Kempston. The associated rooflines form a new horizon in the near distance, limiting views of the countryside to the south whilst some awareness of the countryside extending to Elstow and Cotton End exist to the southeast.

Sensitivity

Occupants of residential properties typically place great importance to their views. Residents experience dynamic views of moving traffic associated with the local road network filtered by roadside vegetation and limited by existing large warehousing. The value of views experienced by these receptors is assessed as Low. Due to the presence of large-scale buildings in the middle distance, the susceptibility of receptors is assessed as Low. Based on the value and susceptibility, the sensitivity of the receptor is assessed as Low.

Mitigation

No specific mitigation is proposed. However, proposed perimeter planting along the boundary of the Site would provide some integration of the Proposed Development within views. The proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase would be perceptible in views from receptors at this location. Taller elements including cranes and the emerging buildings and structures would be visible and interrupt the existing horizon, made up of the adjacent warehouses in the intervening landscape. The Proposed Development's construction activities would be of medium scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain but would be in the context of existing lighting associated with the commercial outlets and warehousing as well as roadside lighting.

The magnitude of change during the Construction Phase is assessed as Low.

Operation Year 1

The Core Zone of the Proposed Development, the tallest of which would be non-habitable structures that would rise to a maximum

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is not **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation Year 15

RECEPTOR: REPRESENTATIVE OF RESIDENTS IN SOUTH BEDFORD AND ROAD USERS OF THE A5134 AND B530 (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 3)

height of 115m and which would occupy a limited area of the Core Zone when combined, would occupy a small portion of the view in the distance and would only slightly alter the view's composition of highways and warehouse-type buildings in the foreground of views. Existing planting along the A421 would partially screen views of the development. Mitigation planting would be in the early stages of growth and is unlikely to screen views of the Proposed Development. The operational effects of the Proposed Development would be of small scale and geographical extent, and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as Low.

Operation Year 15

The Core Zone and emerging development as part of the full build out within the Lake Zone, which would include habitable buildings up to 75m in height within a limited area, would be visible within views experienced by receptors at this location. Mitigation planting along the perimeter of the Site would have matured and would reduce views of the Proposed Development, nevertheless the tallest structures would remain visible above the tree line and outline of warehouse buildings in the foreground.

The operational effects of the Proposed Development would be of small scale and geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Low.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with emerging Lake Zone but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain but would be in the context of existing lighting associated with the commercial outlets and warehousing as well as roadside lighting.

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS WITHIN CENTRAL BEDFORD, AND RECREATIONAL RECEPTORS AT BEDFORD PARK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 4)

From a slightly elevated location to the north of central Bedford, views within Bedford Park and surrounding residential receptors are typically enclosed by a combination of built form and mature trees. There is little appreciation of the slightly elevated location due to the surrounding development and existing warehouses and sheds to the south which are screened from view.

Sensitivity

Occupants of residential properties typically place great importance on their views. Receptors within the urban context typically have lower value associated with views. Within Bedford Park the open aspect has some value associated with it as relief from the surrounding urban context. The value is assessed as Low.

There is a lack of large-scale development in the locality, however the developed urban context is assessed as having a Medium susceptibility.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

No mitigation is proposed

Magnitude of Change

Construction Phase

Due to intervening built form and vegetation, construction activity would not be visible in views experienced by receptors in this location. The Proposed Development is not anticipated to occupy any portion of the view and would not result in a change to the view's composition.

Night-time effects are unlikely to arise as a result of lighting associated with construction activity.

The magnitude of change during the Construction Phase is assessed as No Change.

Operation (Year 1 and Year 15)

Due to intervening built form and vegetation, the Proposed Development would not be visible in views experienced by receptors in this location. The Proposed Development is not anticipated to occupy any portion of the view and would not result in a change to the view's composition. The operational effects of the Proposed Development will be long term.

Night-time effects are unlikely to arise as a result of lighting associated with the Proposed Development.

The magnitude of change during the Operational Phase is assessed as No Change.

Significance

Construction Phase

The effect on this receptor is assessed as **Neutral**, which is not **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

RECEPTOR: RESIDENTS OF WILSTEAD ROAD AND MOSS LANE (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 5)

Views experienced by these receptors are substantially rural in nature, typically from the eastern footpath of Wilstead Road. Views include the footpath and junction with Moss Lane, before Wilstead Road bends around the corner. Mature and dense hedgerow and tree planting are aligned with the local roads to the southwest and in association with new development beyond. Due to the extent of mature tree coverage, this view is enclosed and short range.

Sensitivity

Occupants of residential properties typically place high value to their views. The value of views experienced by these receptors is assessed as High.

There is a lack of substantial built form within views experienced from Elstow. The susceptibility of receptors is assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed; however, the proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

The tallest elements associated with construction activities during the Primary Phase would be partially visible within views experienced by receptors at this location. However, views would be limited by existing vegetation and built form within the intervening landscape. Construction activities would be of small scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the southwest and in the context of existing roadside lighting to the southwest and lighting associated with the large warehousing in the intervening landscape.

The magnitude of change during the Construction Phase is assessed as Low.

Operation - Year 1

Views of the top of the tallest elements within the Core Zone, the tallest of which would be non-habitable structures rising to a maximum height of 115m which would occupy a limited area of the Core Zone when combined, would be experienced by residential receptors, although there would only be a slight change to the composition of views. Existing vegetation and built form would screen

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Significant**.

Operation Year 15

The effect on this receptor is assessed as **Slight**

RECEPTOR: RESIDENTS OF WILSTEAD ROAD AND MOSS LANE (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 5)

the majority of the Proposed Development. The operational effects of the Proposed Development would be of small scale and geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as Low.

Operation Year 15

Views of the tallest elements within the emerging Lake Zone development as part of the full build out, which would rise to a maximum height of 75m in height, would be experienced by residential receptors within the context of development within the Core Zone and visible immediately above vegetation within the intervening landscape, as a result there would only be a slight change to the composition of views.

The operational effects of the Proposed Development would be of small scale and geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Low.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with the Core Zone and emerging Lake Zone but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the southwest and in the context of existing roadside lighting to the southwest and lighting associated with the large warehousing in the intervening landscape.

Adverse, which is Significant.

RECEPTOR: RECREATIONAL RECEPTORS AT PRIORY COUNTRY PARK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 6)

Views comprise the River Great Ouse, riverside planting and surrounding floodplains and fields. Suburbs of Bedford to the southwest limit further views.

Sensitivity

Views experienced by recreational receptors at Priory Country Park include close range views of woodland and water bodies, including Priory Lake and River Great Ouse. The value of views experienced is assessed as Medium.

Receptors are likely to be focused primarily on the surrounding landscape in views from this location. However, due to areas of woodland in the intervening landscape to the southwest resulting in views of the wider landscape being limited, and the lack of existing substantial built form, the susceptibility is assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed.

Magnitude of Change

Construction Phase

Due to a combination of intervening distance, mature vegetation and built form, construction activities associated with the Proposed Development would not be visible within views experienced by receptors in this location.

Night-time assessment has not been undertaken due to this recreational route not routinely being used during the hours of darkness.

The magnitude of change during the Construction Phase is assessed as No Change.

Operation (Year 1 and Year 15)

The Proposed Development, including the tallest structures, would not be visible in views experienced by receptors in this location.

Night-time assessment has not been undertaken due to recreational route not routinely being used during the hours of darkness.

The magnitude of change during the Operational Phase is assessed as No Change.

Significance

Construction Phase

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT THE WESTERN EDGE OF SHORTSTOWN (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 7)

Residential receptors experience open views of open countryside which is intersected by dense field boundary hedgerows and hedgerow trees. There are long distance and partial views of Wixams Retirement Village and B&M Distribution Centre to the west, with awareness of the Marston Vale wind turbine and the stack associated with the Rookery ERF site in the distance to the southwest.

Views are typically open and far-reaching, with expansive views of the sky. Although there is tall, mature and dense vegetation in the distance, the built form and structures are visible through and above the tree line.

Sensitivity

Occupants of residential properties typically place great importance to their views. Despite the presence of man-made elements in the distance, views of the adjacent open countryside are framed by trees and overall views offer scenic quality. The value of the views experienced by these receptors is assessed as High.

Views experienced by residents of this receptor are likely to be long-term and static. In the absence of significant built, the susceptibility of receptors is assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed, however proposed perimeter planting along the boundary of the Site would provide some screening to lower elements of the Proposed Development once mature and reinforce the screening provided by vegetation within the wider landscape.

Magnitude of Change

Construction Phase

Construction activity during the Primary Phase, comprising cranes and emerging buildings associated with the Core Zone, would be located in the middle to far distance of views experienced by these receptors. Construction activities at lower elevations would be obscured by built form and vegetation, located in the middle distance of views. Any construction activities visible would be medium in scale, of small geographical extent, and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely occur to the west.

The magnitude of change during the Construction Phase is assessed as Low.

Operation - Year 1 and Year 15

Within the articulated and varied outline of the Proposed Development, only the tallest elements up to a maximum of 115m in height

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation Year 15

RECEPTOR: RESIDENTIAL RECEPTORS AT THE WESTERN EDGE OF SHORTSTOWN (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 7)

within a limited area, located within the Core Zone, would punctuate the skyline. These would appear as a new perceptible feature of views. In Year 15, any emerging development as part of the full build out, within the Lake Zone and East Gateway Zone, would appear as separate areas of development and likely be screened by existing vegetation in the intervening landscape.

The operational effects of the Proposed Development would be small in scale, of small geographical extent, and long term in duration.

The magnitude of change during the Operational Phase is assessed as Low.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with the Core and emerging Lake Zones but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the west.

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: REPRESENTATIVE OF RESIDENTS IN COTTON END (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 8)

Views experienced from the fringes of the village are orientated towards the Site within westerly facing views across a flat landform, within which layers of hedgerows, field trees and woodland merge to limit the long-distance views. In the distance, the existing Marston Vale wind turbine and the stack associated with the Rookery ERF site are visible as infrequent visual detractors.

Sensitivity

Occupants of residential properties typically place great importance to their views, the value of views experienced by these receptors is assessed as High. With the exception of the local roads and the existing turbine and chimney stack, there are few visual detractors within views and low levels of development. The susceptibility of receptors is assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed; however, the proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Only the tallest elements associated with construction activities would be visible within views experienced by receptors at this location. The layering effect of field boundaries combined with the intervening distance would limit views to the upper elements, including cranes and emerging structures. Construction activities would be of small scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the west and northwest.

The magnitude of change during the Construction Phase is assessed as Low.

Operation - Year 1

The top of the tallest non-habitable structures, that would rise to a maximum height of 115m would occupy a limited area, and only the top of buildings up to a maximum height of 75m, would be visible in views to the west. Intervening woodland cover at Shocott Spring, and field boundary hedgerows, would screen or filter views of the Proposed Development experienced by receptors. The

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is assessed as **Slight Adverse**, which is **Not**

RECEPTOR: REPRESENTATIVE OF RESIDENTS IN COTTON END (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 8)

operational effects of the Proposed Development would be of small scale and geographical extent and long term in duration.
The magnitude of change during Year 1 of the Operational Phase is assessed as Low.

Operation Year 15

Those tallest elements within the Core Zone would remain perceptible within a limited extent of views experienced by the residential receptors at this location. Emerging development within the Lake Zone, rising to 75m in height and occupying a limited area of the Lake Zone when combined, is anticipated to be substantially screened by vegetation within the intervening landscape, such that only the top of buildings would be likely to be perceptible on the horizon.

The operational effects of the Proposed Development would be of small scale and geographical extent and long term in duration.
The magnitude of change during Year 15 of the Operational Phase is assessed as Low.

Night-time effects in Years 1 and 15 would arise as a result of new light sources within the Core Zone and emerging Lake Zone for residents however given the distance these would not be significant and mitigated by lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow to the west, associated with the Proposed Development would also be evident for local residents.

Significant.

RECEPTOR: REPRESENTATIVE OF USERS OF PROW/JOHN BUNYAN TRAIL (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 9)

Views experienced from the PRow within the open countryside are orientated towards the Site within westerly facing views across a flat landform, within which layers of hedgerows, field trees and woodland merge to limit the long-distance views. In the distance the existing Marston Vale wind turbine and the stack associated with the Rookery ERF site are filtered by woodland and hedgerow trees, as infrequent visual detractors.

Sensitivity

Users of PRow typically place great value in associated views, the value of views experienced by these receptors is assessed as High.

With the exception of the local roads and the existing turbine and chimney stack, there are few visual detractors within views and low levels of development. The susceptibility of receptors is assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed; however, the proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Only the tallest elements associated with construction activities would be visible within views experienced by receptors at this location. The layering effect of field boundaries combined with the intervening distance would limit views to the upper elements, including cranes and emerging structures. Construction activities would be of small scale and geographical extent and medium term in duration.

Night-time assessment has not been undertaken for users of PRow as these are not routinely used during the hours of darkness.

The magnitude of change during the Construction Phase is assessed as Low.

Operation Year 1

The top of the tallest non-habitable structures, that would rise to a maximum height of 115m and would occupy up a limited area of the Core Zone when combined, and only the top of habitable buildings up to a maximum height of 75m, would be visible within views to the west. Intervening woodland cover at Shocott Spring and field boundary hedgerows would screen or filter views of the Proposed Development experienced by receptors. The operational effects of the Proposed Development would be of small scale and geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as Low.

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: REPRESENTATIVE OF USERS OF PROW/JOHN BUNYAN TRAIL (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 9)

Operation Year 15

Those tallest elements within the Core Zone would remain perceptible within a limited extent of views experienced by the residential receptors at this location. Emerging development within the Lake Zone, rising to 75m in height and occupying a limited area when combined, would be substantially screened by vegetation within the intervening landscape, such that only the top of buildings would be likely to be perceptible on the horizon.

Night-time assessment has not been undertaken for users of PRow as these are not routinely used during the hours of darkness.

The operational effects of the Proposed Development would be of small scale and geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Low.

RECEPTOR: RESIDENTIAL RECEPTORS AT THE NORTHERN EDGE OF KEMPSTON HARDWICK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 10)

Views experienced by these receptors are from the central areas of the expanding neighbourhood of Wixams. Views include areas of undeveloped land alongside working construction sites and development at various stages of completion. Views north include the roofline of the B&M distribution warehouse which extends to the west.

Views typically comprise a combination of undeveloped land, areas of informal open space that has been recently completed, and areas of housing. The flat terrain and currently open aspect to the west results in views towards the Site being uninterrupted with the exception of some woodland and taller groups of trees. However, it is noted that these are temporary views and likely to change character significantly as additional areas are constructed.

Sensitivity

Occupants of residential properties typically place great importance to their views. Residents experience dynamic views of expanding housing development with the expansion of Wixams. The value of views experienced by these receptors is assessed as Medium.

Views experienced by residents would be static in the longer term and comprise largely of built development. The susceptibility of receptors is assessed as High. Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

Proposed perimeter planting along the boundary of the Site and in association with the East Gateway Zone would reinforce existing planting within the intervening landscape. The proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities would be partially visible above the hedgerow boundary to the south and west and be focused within the Core Zone and East Gateway Zone. These would be limited to the taller elements such as cranes and emerging structures but visible across a broad portion of associated views. Construction activity within the Lake Zone would be substantially screened by the intervening landform and vegetation. Construction activities would be of large scale, of medium geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the west and southwest but would be perceived within the context of lighting associated with the existing street lighting and warehouse to the north.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT THE NORTHERN EDGE OF KEMPSTON HARDWICK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 10)

The magnitude of change during the Construction Phase is assessed as Medium.

Operation - Year 1

The taller elements of the Proposed Development in the Core Zone, rising to a maximum of 115m for those non-habitable structures in limited areas, would be visible above habitable development that would be a maximum of 75m in height, would be visible in the context of the East Gateway Zone (within which development would rise to a maximum height of 30m within that zone), and would be visible above the hedgerow boundary to the southwest, as part of an articulated skyline of built form across a broad portion of views. Immature mitigation planting is unlikely to screen views of the Proposed Development at this stage. The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as Medium.

Operation Year 15

The taller elements of the Proposed Development in the Core Zone, and full build out within the East Gateway Zone, and Lake Zone, which would include habitable development up to a maximum of 75m in a limited area, would remain visible above the hedgerow boundary to the south and west and across a broad portion of views. Mitigation planting along the perimeter of the Site would have matured, although this is unlikely to reduce views of the taller elements within the Core Zone and East Gateway Zone.

The operational effects of the Proposed Development would be of large scale and geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Medium.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with the Proposed Development but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the west and southwest but would be perceived within the context of lighting associated with the existing street lighting and warehouse to the north.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT THE NORTHERN EDGE OF WIXAMS (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 11)

Views experienced by these receptors are from the central areas of the expanding neighbourhood of Wixams. Views include areas of undeveloped land alongside working construction sites and development at various stages of completion.

Views typically comprise a combination of undeveloped land, areas of informal open space that have been recently completed, and areas of housing. The flat terrain and currently open aspect to the west results in views towards the Site being uninterrupted with the exception of some woodland and taller groups of trees associated with the Midland Main Railway Line. However, it is noted that these are temporary views and likely to change character significantly.

Sensitivity

Occupants of residential properties typically place great importance to their views. Residents experience dynamic views of expanding housing development with the expansion of Wixams against which the chimneys associated with the Rookery ERF and Marston Vale wind turbine or perceptible on the horizon. The value of views experienced by these receptors is assessed as Medium.

Views experienced by residents are likely to be static in the longer term and comprise largely of built development with little awareness beyond the intervening and expanding built form. The susceptibility of receptors is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

No specific mitigation is proposed, however proposed perimeter planting along the boundary of the Site would provide some screening to lower elements within the Site in the long term and reinforce the screening effect of existing vegetation along the railway line.

Magnitude of Change

Construction Phase

Construction activity associated with the Primary Phase, comprising cranes and emerging buildings associated with the East Gateway Zone and Core Zone would be located in the foreground and middle distance of views respectively, and be experienced by these receptors, partially screened by existing built form and taller vegetation alongside the Midland Main Railway Line, some of which would be removed to facilitate the construction of the East Gateway Zone. Views of the construction activity associated with the Lake Zone would be screened by existing vegetation along the railway line and buildings in the intervening landscape. Construction activities visible would be of medium scale and large geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the west and northwest.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT THE NORTHERN EDGE OF WIXAMS (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 11)

The magnitude of change during the Construction Phase is assessed as Medium.

Operation – Year 1

A new and varied skyline to the west would comprise the upper parts of buildings and tallest elements of the Proposed Development within the Core Zone and would to be experienced by residents in this location. Views of the expanded Wixams Railway Station would also be experienced by residents in this area however the majority of the built form would be partially obscured by intervening development. The Proposed Development is anticipated to occupy a substantial part of the view and alter the composition of the view including development within the Core Zone and Lake Zone. The tallest elements, up to a maximum of 115m in the Core Zone and up to 75m in the Lake Zone would be limited in land area, and whilst these would be noticeable within views, their effect would be to interrupt the skyline rather than dominate it. The operational effects of the Proposed Development would be of medium scale and large geographical extent and be long term.

The magnitude of change during the Operational Phase is assessed Medium.

Operation Year 15

Despite some reinforcement to the existing planting along the railway by proposed perimeter planting, the varied skyline to the west comprising the upper parts of buildings at a maximum height of 75m, and tallest elements of the Core Zone would remain and be experienced by residents in this location with potential development within the Lake Zone as part of the full build out, emerging above the tree line. The tallest elements, up to 115m, would remain noticeable within views.

Night-time residual effects would arise as a result of new light sources within the Core Zone for residents. Some awareness of skyglow to the northeast, associated with the emerging Lake Zone would also be evident for local residents.

The operational effects of the Proposed Development would of medium scale and large geographical extent and be long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Medium.

Night-time residual effects in Years 1 and 15 would arise as a result of new light sources within the Core Zone for residents but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow to the northeast, associated with the emerging Lake Zone would also be evident for local residents.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

**RECEPTOR: RESIDENTIAL RECEPTORS AT THE SOUTHERN MARGINS OF WIXAM, WILSTEAD, AND RECREATIONAL RECEPTORS ON PROW (A9)
(REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 12)**

Views experienced by these receptors are substantially rural in character, typically looking across open agricultural fields, with native hedgerow field boundaries. The Marston Vale wind turbine and chimney stack associated with the Rookery ERF are visible above the tree line. To the northwest are the rooflines of the expanding Wixams neighbourhood.

Due the flat topography, open countryside and mature field boundaries, this is an area with open and far-reaching views, with expansive views of the sky.

Sensitivity

Occupants of residential properties typically place great importance to their views. Residential receptors with views to the west experience predominantly rural views of arable fields. Recreational receptors using PRow A9 experience similar rural views of open countryside with associated scenic value and few visual detractors. The value associated with these views is High.

Whilst there are some visual detractors in the form of the wind turbine and chimney stack, the surrounding landscape is substantially rural in nature and lacks significant built form. The susceptibility of the receptor is assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed, and proposed perimeter planting along the boundary of the Site would not provide additional screening to the upper elements within the Site. The proposed articulated skyline would help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activity associated with the Primary Phase, comprising cranes and emerging buildings associated with the Core Zone, would be located in the middle to far distance of views experienced by these receptors. Views of construction activity associated with the Lake Zone would be substantially screened by a combination of vegetation within the intervening landscape and existing buildings to the north. Any construction activities visible would be small in scale and geographical extent, and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

**RECEPTOR: RESIDENTIAL RECEPTORS AT THE SOUTHERN MARGINS OF WIXAM, WILSTEAD, AND RECREATIONAL RECEPTORS ON PROW (A9)
(REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 12)**

accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the west.

The magnitude of change during the Construction Phase is assessed as Low.

Operation - Year 1

Only the upper parts of the tallest buildings and structures forming the articulated skyline would be visible in views experienced by receptors in this location. This would comprise limited structures rising up to a maximum of 115m in height in the Core Zone, combined with the top of buildings 75m in height in the Core Zone. The Proposed Development is anticipated to occupy a small portion of the view and only slightly alter the composition of the view. The operational effects of the Proposed Development would be small in scale and geographical extent, and long term.

The magnitude of change during the Operational Phase is assessed Low.

Operation Year 15

Only the tallest elements of the Core Zone, and to a lesser degree the emerging buildings within the Lake Zone which would rise up to a maximum height of 75m in limited areas, would remain a minor feature within views experienced by residential and recreational receptors. Mitigation planting is unlikely to affect the magnitude of change from this viewpoint, as the Proposed Development would be visible above the intervening treelines.

The operational effects of the Proposed Development would be small in scale and geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Low.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with the Proposed Development but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the west.

Operation Year 15

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT SOUTHERN EDGE OF KEMPSTON HARDWICK, MEADOW ROAD (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 13)

Views from new residential development on Meadow View and on the western margins of Wixams have views west towards the Site, including existing development on Ampthill Road. At the time of the Site visit the area was still under construction but residential development is anticipated to extend west to the Midland Mainline Railway Line with its overhead line equipment and continuous belt of trackside trees and shrubs limiting views beyond this point. Views are relatively enclosed by a combination of emerging and existing residential development to the east and south, mature woodland to the west and the grass bank to the north, screening views of the wider landscape. The trackside vegetation has a mix of broadleaf and evergreen trees. Some views to the west would become more visible in winter months in the absence of foliage.

Sensitivity

Residential receptors typically place great importance on their views, which are considered to be typical of the area with little distinctiveness (and at the time of the assessment a working construction site) and awareness of the overhead equipment associated with the railway line. The value of the views experienced by these receptors is assessed as Medium.

Due to the absence of large-scale built development within existing views, residential receptors are considered to be of Medium susceptibility to change.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

No specific mitigation is proposed, however proposed perimeter planting along the boundary of the Site would provide some screening to lower elements within the Site over time. However, for the most part, existing planting associated with the Midland Main Railway Line would screen views west. The proposed articulated skyline would help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities comprising cranes and emerging buildings within the East Gateway Zone and Core Zone would be visible above intervening vegetation, some of which would be cleared to accommodate the proposed expanded Wixams Station. The Proposed Development would introduce buildings and structures of appreciable height into views experienced by receptors in this location. Construction activities would be large in scale, of large geographical extent, and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development and for the most part screened by existing vegetation associated with the railway line. Some awareness of skyglow

Significance

Construction Phase

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Large**

RECEPTOR: RESIDENTIAL RECEPTORS AT SOUTHERN EDGE OF KEMPSTON HARDWICK, MEADOW ROAD (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 13)

associated with lighting would likely remain to the west.

The magnitude of change during the Construction Phase is assessed as High.

Operation - Year 1

The Proposed Development would occupy a wide proportion of the views experienced by residential receptors at this location. Built form, up to a maximum of 30m in height associated with the East Gateway Zone, would be visible in association with the Midland Main Railway Line. Beyond the buildings associated with the East Gateway Zone would be the upper parts of taller buildings and limited structures up to a maximum of 115m in height within the Core Zone, with habitable buildings up to a maximum height of 75m. When combined, these would interrupt the skyline to the west. The operational effects of the Proposed Development would be large scale and geographical extent, and long-term duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as High.

Operation Year 15

Built form associated with the East Gateway Zone would remain visible in association with the Midland Main Railway Line. Beyond the buildings associated with the East Gateway Zone, the upper parts of taller buildings and those limited structures up to 115m in height within the Core Zone would potentially interrupt the skyline to the west and would remain visible as would the top of emerging development within the Lake Zone to the northwest as part of the full build out. Limited development in the Lake Zone would rise up to 75m in height with further development extending up to 30m, which would be visible above vegetation in the middle distance. Proposed perimeter planting may be sufficiently tall to reinforce the screening provided by existing vegetation within the landscape but would not be sufficient to filter or screen views of the tallest structures.

Night-time effects would arise as a result of lighting associated with the Proposed Development but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development and for the most part screened by existing vegetation associated with the railway line. Some awareness of skyglow associated with lighting would likely remain to the west.

The operational effects of the Proposed Development would be large scale and geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as High.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with the Proposed Development but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development and for the most part screened by existing vegetation associated with the railway line. Some awareness

Adverse, which is Significant.

Operation Year 15

The effect on this receptor is assessed as **Large Adverse, which is Significant.**

RECEPTOR: RESIDENTIAL RECEPTORS AT SOUTHERN EDGE OF KEMPSTON HARDWICK, MEADOW ROAD (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 13)

of skyglow associated with lighting would likely remain to the west.

RECEPTOR: RESIDENTIAL PROPERTIES ALONG MANOR ROAD, AND USERS OF MANOR ROAD (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 14)

Views experienced by these receptors are typically from the northern side of Manor Road. On-street car parking and ornamental hedging associated with the residential properties along Manor Road are visible in views from this location, as is passing traffic along Manor Road itself. Awareness of the nearby cement mixing plant is limited, although awareness of the mixing equipment silos is visible for some.

Views are relatively enclosed due to the tall, mature tree planting on both sides of the carriageway, providing screening of the wider landscape. The trees are predominantly broadleaf and therefore views are likely to be further reaching in winter, whereby there are filtered views of the flat agricultural landscape to the south.

Views are largely short-range, particularly in summer months, with the proposed Site located in the foreground of the view.

Sensitivity

Residential receptors experience enclosed views of tall vegetation behind and to the front of properties. Despite the surrounding vegetation, views are dominated by Manor Road, in which the properties are orientated towards. Occupants of receptors typically place great importance to their views. The value of views experienced by the receptors is therefore assessed as Medium.

Users of Manor Road experience enclosed views along almost the entire length of the corridor, with occasional breaks in the planting as residential or commercial properties are passed. The value of the views experienced by the receptors is therefore Low.

Residential receptors are likely to focus on the landscape and experience static, long-term views. Whilst some views have existing detracting features within them, the overall context of views is one of a rural or rural fringe landscape. The susceptibility of this receptor is therefore assessed as High.

Users of Manor Road are focussed on the road ahead with the existing roadside vegetation with intermittent detractors along the local route being highly transitory in nature. The susceptibility of these receptors is assessed as Low.

Based on the value and susceptibility, the sensitivity of the most sensitive receptor is assessed as High.

Mitigation

Existing planting along sections of Manor Road would be retained as embedded mitigation and would be further reinforced by proposed perimeter planting along the northern boundary of Manor Road.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase would be visible due to partial vegetation clearance along the north and south of Manor Road. The Proposed Development would introduce construction activity associated with modifications to Manor Road and emerging buildings and structures of appreciable height into views experienced by receptors in this location, with views to the north and south of Manor Road impacted. Construction activities would be large in scale, of large geographical extent, and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development and, where appropriate, hoardings. Some awareness of skyglow associated with lighting would likely remain.

The magnitude of change during the Construction Phase is assessed as High.

Operation - Year 1

The Proposed Development, including the dualling of Manor Road in the immediate foreground of south facing views would become the dominant feature within views experienced by residential receptors and users of Manor Road, and would considerably alter the composition of these views. Views to the north and likely to be partially mitigated by boundary vegetation. Mitigation perimeter planting would be in the early stages of growth and is unlikely to screen views of the Proposed Development. The Proposed Development would be large in scale, of large geographical extent, and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as High.

Operation Year 15

The Proposed Development would remain the dominant feature within views experienced by residential receptors and users of Manor Road and would considerably alter the composition of these views. Mitigation planting adjacent to Manor Road would have substantially matured and would reduce views of the Proposed Development. Nevertheless, the main components of the views would have substantially changed from semi-rural to one dominated by a modified Manor Road and the development within the Core Zone to the south and developing mixed-use development within the Lake Zone to the north, as part of the build out of the remainder of the Proposed Development.

The Proposed Development would be large in scale, of large geographical extent, and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as High.

Night-time effects in Years 1 and 15 would arise as a result of new light sources within the Core Zone and emerging Lake Zone for users of Manor Road in particular but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Nevertheless, some awareness of

Significance

Construction Phase

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation Year 15

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL PROPERTIES ALONG MANOR ROAD, AND USERS OF MANOR ROAD (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 14)

skyglow to the north and south would be evident for local residents.

RECEPTOR: RESIDENTIAL RECEPTORS AT CHAPEL END AND RECREATIONAL RECEPTORS AT PROW 8 (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 15)

Views are rural in nature with wide expansive views across an extensive arable landscape. The topography rises very gently to the north and west forming a local horizon, beyond which is an awareness of the Marston Vale wind turbine and chimney stack associated with the Rookery ERF site. A few residential properties at the end of Mill Lane, in combination with mature hedgerows and blocks of woodland either side of the properties, screen views of the wider landscape. There are limited hedgerows to the north allowing for far reaching views across agricultural farmland with a few blocks of woodland in the distance. There is very little infrastructure visible other than a couple of pylons which are just visible across the skyline in the far distance.

Sensitivity

Occupants of residential properties typically place great importance on their views. Residential receptors at Chapel End and Houghton Conquest predominantly experience long distance rural views of arable fields. Views offer a level of scenic quality. Recreational users of PROW 8 experience rural views of open, arable fields and typically place great value on the views experienced. The value of the views experienced by these receptors is assessed as High.

There is a general absence of extensive development within views for associated receptors with the exception of the wind turbine and chimney stack in the distance. The susceptibility of views is assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed; however, the proposed articulated skyline would help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities during the Primary Phase, comprising the cranes and emerging buildings and structures associated with the Core Zone, would be visible just above the horizon and in views slightly more elevated from residential properties. Views would arise in distant views to the northwest. Construction activities would be small scale, of medium geographical extent, and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would mostly be limited to distant views of safety lights for cranes. Some awareness of skyglow associated with lighting would likely occur although this would be perceived within the context of existing skyglow associated with Bedford itself.

The magnitude of change for residential receptors and recreational users of the PROW during the Construction Phase is assessed as Low.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT CHAPEL END AND RECREATIONAL RECEPTORS AT PROW 8 (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 15)

Operation - Year 1

The tallest elements of the Proposed Development within the Core Zone would extend up to a maximum of 115m in height in limited areas. These, along with the outline of habitable buildings up to a maximum of 75m in height, would be partially visible on the horizon to the northwest from residential property with views to the northwest and the PRow at this location. These components would be at a distance and appear as a new articulated skyline and form a minor feature within the overall view. The operational effects of the Proposed Development would be small scale, of small geographical extent, and long-term duration.

The magnitude of change for residential receptors and recreational users of the PRow during Year 1 of the Operational Phase is assessed as Negligible.

Operation Year 15

The taller elements of the Proposed Development within the Core Zone and emerging elements of the Lake Zone, as part of the full build out and which would extend up to 75m in height, would appear as a diminishing components of the view to the northwest and would form a new varied outline, remaining partially visible on the horizon from residential property with views to the northwest and the PRow at this location. Views would be at a distance and appear as a new articulated skyline and form a minor feature within the overall view.

The operational effects of the Proposed Development would be small scale, of small geographical extent, and long-term duration.

The magnitude of change for residential receptors and recreational users of the PRow during Year 15 of the Operational Phase is assessed as Negligible.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with the Proposed Development which would likely represent some additional skyglow but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. However, additional lighting would be perceived within the context of existing skyglow associated with Bedford itself.

Operation Year 15

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT NORTHERN EDGE OF HOUGHTON CONQUEST (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 16)

Views on the edge of Houghton Conquest and residential development consisting of single and two storey properties have an open aspect to views to the north and northwest. Views extend across a substantially agricultural landscape with a gentle rise to a horizon in the middle distance. A combination of gappy native hedgerows and timber post and wire fences on the brow of the hill are visible on the skyline. To the west of the view is a mixed deciduous and evergreen woodland belt along Bedford Road screening views beyond.

Hedgerows and trees along field boundaries, the B530 Bedford Road and Midland Main Railway Line screen views to the northwest. However, glimpsed far reaching views of Kempston Wood, Astey Wood and Hanger Wood on higher ground are available through gaps in intervening vegetation to the northwest.

Sensitivity

Occupants of residential properties typically place great importance on their views. Residential receptors largely experience expansive views of far reaching, rural views of arable fields, intersected by field boundary hedgerows and areas of woodland. The overall value of the views experienced by these receptors is assessed as High.

There is a lack of significant built form within existing views to the north and of the agricultural landscape, therefore the susceptibility of the receptor is assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed; however, the proposed articulated skyline would help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities during the Primary Phase, comprising cranes and emerging built form within the Core Zone would be visible in the middle distance. Views would arise to form a new horizon over an extended proportion of views in the middle distance, above belts of planting in the middle distance. Construction activities would be medium in scale, of medium geographical extent, and medium term in duration.

Some awareness of additional skyglow as a result of construction activity to the northwest would potentially be evident for local residents associated with the construction of the Core Zone and activity associated with the Lake Zone, however existing skyglow associated with the urban areas the north is anticipated to limit this.

The magnitude of change for residential receptors during the Construction Phase is assessed as Medium.

Operation - Year 1

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT NORTHERN EDGE OF HOUGHTON CONQUEST (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 16)

The taller elements within the Core Zone, which would rise up to a maximum of 115m in height in limited areas, would be visible along with further development up to a maximum of 75m in height, above vegetation on the horizon to the northwest from this location. Whilst views would be at a distance and appear as a new varied skyline across an extensive portion of associated views, the rooflines of buildings would be visible over a broad section of views. Mitigation planting would be in the early stages of growth and is unlikely to screen views of the Proposed Development. The operational effects of the Proposed Development would be medium in scale, of medium geographical extent, and long term in duration.

The magnitude of change for residential receptors and recreational users of the PRow during Year 1 of the Operational Phase is assessed as Medium.

Operation Year 15

The Proposed Development within the Core Zone would remain a noticeable feature within a broad section of views experienced by residential receptors, with more distant views of the emerging development as part of the full build out within the Lake Zone visible on the horizon; this would rise up to 75m in height in limited areas to the north northwest, diminishing in height with increasing distance. Mitigation planting along the perimeter of the Site would have matured although this is unlikely to reduce views of the taller elements of the Proposed Development. The operational effects of the Proposed Development would be medium in scale, of large geographical extent, and long term in duration.

The magnitude of change for residential receptors and recreational users of the PRow during Year 15 of the Operational Phase is assessed as Medium.

In Years 1 and 15, some awareness of additional skyglow would potentially be evident for local residents, associated with the Core and emerging Lake Zones but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development, whilst existing skyglow associated with the urban areas the north is anticipated to further limit this.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS ON THE ELEVATED GREEN SANDSTONE RIDGE, RECREATIONAL RECEPTORS VISITING HOUGHTON HOUSE, AND USERS OF LOCAL PROW (REFER TO SPECIFIC VIEWPOINT NUMBER: 17)

Views from an elevated position on the ridgeline to the south include those from the northern boundary of Houghton House, a Scheduled monument and English Heritage attraction. The elevated position allows for far reaching views to the north across the flat landscape of the River Great Ouse floodplain, with expansive views of distant ridgeline and wide skies. Within the foreground of views are the descending slopes across a typical rural working agricultural landscape. Urban settlements are nestled within the wide valley partially screened by blocks of woodland and field boundary vegetation. In the middle distance are views of the Marston Vale wind turbine and Rookery ERF with its associated chimney stack, and in the far distance are a number of distinctive large pale coloured warehouses to the southeast of Kempston with Kempston and Bedford beyond.

Sensitivity

Occupants of residential properties typically place great importance on their views. Views associated with the ridgeline have a number of historical associations with them, including those from Houghton House, and are regionally valued for the relationship between the elevated landform and flatter landscape to the north. The value of the views experienced by these receptors is assessed as High.

Views are expansive and include several existing visual detractors within the middle and far distance. As a result, the susceptibility to change is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed; however, the proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase would include awareness of cranes and emerging built form, visible in the middle distance of views and as a cluster across a noticeable portion of views. Whilst there would be an appreciable distance between construction activity and these elevated receptors, construction activity associated with the Core Zone would be perceived typically within a backdrop of existing built form within views. Construction activities visible would be of medium scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of skyglow associated with lighting but would be perceived within the context of existing skyglow associated with the distribution warehouses and the edge of Kempston/Bedford beyond.

The magnitude of change during the Construction Phase is assessed as Medium.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS ON THE ELEVATED GREEN SANDSTONE RIDGE, RECREATIONAL RECEPTORS VISITING HOUGHTON HOUSE, AND USERS OF LOCAL PROW (REFER TO SPECIFIC VIEWPOINT NUMBER: 17)

Operation (Year 1)

The Core Zone, and to a lesser extent the West and East Gateway Zones, of the Proposed Development would be visible in views experienced by receptors in this location. The Proposed Development is anticipated to occupy a narrow portion of extensive views and the taller elements up to a maximum of 115m in limited areas would permanently appear on the horizon in a similar way to the existing Marston Vale wind turbine to the south of the Site. Development within the West Gateway Zone would be perceived alongside tall elements within the Core Zone, rising to a maximum of 75m in height in limited areas. The Proposed Development would form a new area of development within the middle distance of views and would result in a perceptible change to the composition of views. The operational effects of the Proposed Development would be of medium scale and of small geographical extent, and long term in duration.

The magnitude of change during the Operational Phase is assessed as Medium.

Operation (Year 15)

The combination of the Core Zone and emerging development within the Lake Zone as part of the full build out rising to 75m in height in limited areas, and East Gateway Zone development rising to a maximum of 30m in height would be visible in views experienced by receptors in this location and broaden the extent to which views would be modified. The Proposed Development is anticipated to occupy a noticeable portion of the extensive views. Whilst the taller elements up to 115m would be limited in area, they would remain visible on the horizon in a similar way to the existing Marston Vale wind turbine to the south of the Site. The Proposed Development would form a new area of development within the middle distance of views and would result in a change to the composition of views. Proposed mitigation to the Site perimeter would soften the lower edge of development as it matures but would not substantially screen views.

The operational effects of the Proposed Development would be of medium scale and geographical extent, and long term in duration.

The magnitude of change during the Operational Phase is assessed as Medium.

In Years 1 and 15, night-time effects would arise as a result of skyglow associated with lighting but would be perceived within the context of existing skyglow associated with the distribution warehouses and the edge of Kempston/Bedford beyond and would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development.

RECEPTOR: RESIDENTIAL RECEPTORS ALONG NORTHEASTERN EDGE OF STEWARTBY (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 18)

Views from the northeast edge of the village of Stewartby look across the lake to the north. Views from residential properties are partially screened by maturing vegetation that borders the southwestern edge of the lake, with occasional gaps in the planting allowing glimpses to the northeast. Users of the circular path round the lake have more frequent open views across the open body of water to belts of trees and scrubs beyond.

Views of one of the large warehouse type buildings on the Marsh Leys Industrial estate are available above intervening vegetation along the western bank of the lake. Views to the east and west are enclosed by woodland vegetation. To the southwest two storey properties along Sunset Red Meadow are visible through the gap in woodland vegetation.

Sensitivity

Occupants of residential properties typically place great importance on their views. Views comprise partially filtered views of amenity planting beyond which is the open body of water which provides an attractive setting to the edge of the village. Informal footpaths route around the water's edge with a focus on the views of the water. The value of the views experienced by these receptors is considered High.

There is a lack of significant development within views to the north, with a low horizon line the views of the sky are expansive. The Site was historically developed, however the only remnants are the flooded workings, as a result the susceptibility of these receptors is High.

Based on the value and susceptibility, these receptors are assessed as High.

Mitigation

Proposed perimeter planting along the southern boundary of the Site would provide some screening to lower elements within the Site in Year 15. As this planting matures this would have the effect of reinforcing the capacity of existing planting within the intervening landscape. The proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities during the Primary Phase, comprising cranes and emerging built form associated with the Core Zone, would introduce emerging buildings and structures of appreciable height into views as they are constructed and experienced by residential and recreational receptors. The visual clutter associated with cranes would be a noticeable temporary change. Construction activities would be large scale, of medium geographical extent, and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the north.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate**

RECEPTOR: RESIDENTIAL RECEPTORS ALONG NORTHEASTERN EDGE OF STEWARTBY (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 18)

The magnitude of change during the Construction Phase is assessed as Medium.

Operation - Year 1

The majority of the land area within the Core Zone will have buildings/structures of 10m in height or below as (outlined in OSC01 - Open Sky Concept Articulated Skyline Principles within Section 2 of the **Design Standards (Document Reference 6.3.0)**). However, the taller elements (at a maximum of 115m in height and limited to 3% of the land area), and the top of habitable buildings (up to a maximum height of 75m) would be visible within views experienced by receptors at this location. Although the immediate landscape would not change, the Proposed Development would be visible in the middle distance above the belts of trees and shrubs. The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as Medium.

Operation Year 15

The tallest elements of the Proposed Development within the Core Zone would remain a visible feature within views experienced by the receptors at this location, whilst further development within the Lake Zone as part of the full build out would occur beyond this and be obscured by development within the Core Zone or appear as additional built form. Mitigation planting along the perimeter of the Site would have matured as would trees and shrubs within the intervening landscape and would increase screening of the lower elements of the Proposed Development. However, the Proposed Development would remain prominent in the middle distance of the view.

The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Medium.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with the Core Zone to the north but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the north.

Adverse, which is **Significant**.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT THE NORTHERN EDGE OF STEWARTBY (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 19)

Views experienced by these receptors are typically north-facing, from the northern edge of Stewartby. Views to the north look across a medium sized, flat arable field which is bound by a mature native hedgerow along the eastern boundary and gappy hedgerows with timber post and wire fencing along the north and west boundaries. The foreground of the view includes amenity planting and native hedgerows, interspersed with young hedgerow trees.

The view is largely contained by hedgerows, blocks of woodland and the housing development, screening views of the wider landscape to the east, west and south. A block of woodland and partial views of an industrial warehouse on the Marsh Leys Industrial Estate are visible through gaps in intervening vegetation on the horizon to the north.

Sensitivity

Occupants of residential properties typically place great importance to their views, although associated views are typical of the location and features that are found elsewhere within the landscape and on the edge of urban areas. Views are therefore considered to be of Medium value.

Existing awareness of large warehousing type buildings, with linear belts of woodland in the intervening landscape suggest that views are typically of High susceptibility.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

Existing planting along sections of Broadmead Road would be retained as embedded mitigation, although short sections may be removed to provide access to the Site. During Construction Phase, Site hoardings along the southern perimeter of the Site would contribute towards screening clutter, plant movements and some built form at ground level. Proposed perimeter planting along the southern boundary of the Site would provide some grounding to those taller structures once matured, and the proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase would be conspicuous within views experienced by recreational receptors. The removal of existing woodland within the Site would be a noticeable change and reduce the sense of the area to the northeast being more wooded. Construction would introduce cranes, emerging buildings and structures of appreciable height into views (up to 115m) and would be experienced by residential receptors in this location. Construction activities would be of large scale, of medium geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed

Significance

Construction Phase

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation – Year 1

The effect on this receptor is assessed as **Large**

RECEPTOR: RESIDENTIAL RECEPTORS AT THE NORTHERN EDGE OF STEWARTBY (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 19)

Development. Some awareness of skyglow associated with lighting would likely remain to the north and northeast. The magnitude of change during the Construction Phase is assessed as High.

Operation - Year 1

Views of the development within the Core Zone, as experienced by residential receptors, would occupy a substantial portion of the view to the north and would be a new conspicuous feature within views in this direction. The substantially rural views experienced by receptors would transition into one that is substantially developed but one that would be articulated with a varying outline and occasional prominent features, the tallest of which would be non-habitable structures that would rise to a maximum height of 115m in limited areas, in addition to habitable development that would be a maximum of 75m in height within the Core Zone and West Gateway Zone. In the foreground, and forming the southern boundary to the Core Zone, would potentially be further development 30m in height, which would be set at a distance of at least 100m from the Site boundary. This would establish a tiered effect to the development beyond. Nevertheless, the Proposed Development would likely obstruct a significant proportion of the open aspect to views to the north. The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as High.

Operation Year 15

The elements within the Core Zone would remain a conspicuous feature within views experienced by the residential receptors at this location. Proposed mitigation planting to the perimeter would reduce awareness of low-level clutter, including the majority of those buildings up to 30m in height and would ground those taller elements within views. Emerging development associated with the full build out of the Lake Zone would be substantially obscured by development and perimeter planting within the foreground of views.

The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as High.

In Years 1 and 15, night-time residual effects would arise as a result of new light sources within the Core Zone for residents but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow to the north, associated with the northern areas of the Core Zone and the emerging Lake Zone, would also be evident for local residents but would be perceived within the context of lighting associated with Bedford.

Adverse, which is Significant.

Operation Year 15

The effect on this receptor is assessed as **Large Adverse, which is Significant.**

RECEPTOR: RESIDENTS ON BROADMEAD ROAD, AND USERS OF BROADMEAD ROAD (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 20)

Views experienced by residential receptors are from several properties located along Broadmead Road, including Broadmead Farm which comprises several farm buildings and sheds. Mature trees on either side of the road are dense and tall, though open views south across agricultural land are available from the eastern section of the road which include the top of buildings within the Stewartby Business Park and the Marston Vale wind turbine and the top of the stack at the Rookery ERF site. From the western section of the road, views north are filtered by roadside vegetation but intermittently views of the open fields exist.

Stewartby Business Park is located at the eastern extremity of Broadmead Road though views from this area are focused within the Business Park itself. Views experienced by people travelling along this road are typically characterised by grass verges, mature hedgerows and trees (particularly on the northern side of the road) and agricultural fields beyond.

Sensitivity

Receptors experience views which are largely rural in character though urban influences are evident, particularly in views from the eastern end of the road, in the vicinity off Stewartby Business Park. Electricity pylons are also visible which detract from the views. Occupants of receptors typically place great importance to their views. The value of the views experienced by the receptors is therefore assessed as Medium.

Users of Broadmead Road experience changing views along almost the length of the corridor, with occasional breaks in the planting allowing broader views, particularly to the south. The value of the views experienced by the receptors is therefore Low.

Residential receptors are likely to be focused on the landscape and experience static, long-term views. Whilst some views have existing detracting features within them, the overall context of views is one of a rural or real fringe landscape. The susceptibility of these receptor is therefore assessed as High. People travelling along Broadmead Road are focussed on the road ahead with the existing roadside vegetation and are highly transitory in nature. The susceptibility of these receptors is assessed as Low.

Based on the value and susceptibility, the sensitivity of the most sensitive receptor is assessed as Medium.

Mitigation

Existing planting along sections of Broadmead Road would be retained as embedded mitigation, although short sections may be removed to provide access to the Core Zone. This would be reinforced by proposed perimeter planting along the boundary of the Core Zone and West Gateway Zone.

Magnitude of Change

Construction Phase

The Proposed Development would introduce buildings and structures of appreciable height into views experienced by receptors on and travelling along Broadmead Road. Construction activity associated with the Primary Phase, comprising plant movements, cranes and emerging buildings would be visible, and construction of the West Gateway Zone, particularly from the western section of the road where there are relatively unobstructed views towards the Site. Construction activities would be large in scale, of large

Significance

Construction Phase

The effect on this receptor is assessed as **Large Adverse**, which is

RECEPTOR: RESIDENTS ON BROADMEAD ROAD, AND USERS OF BROADMEAD ROAD (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 20)

geographical extent, and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development and, where appropriate, hoardings. Some awareness of skyglow associated with lighting would likely remain to the north.

The magnitude of change during the Construction Phase is assessed as High.

Operation Year 1

The Proposed Development in the Core Zone and the West Gateway Zone would be the dominant feature within views from the western section of Broadmead Road. Mitigation planting would be in the early stages of growth and is unlikely to screen views of the Proposed Development and associated buildings would be visible in north facing views. The Proposed Development would be large in scale, of large geographical extent, and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as High.

Operation Year 15

The Proposed Development within the Core Zone would remain the dominant feature within views from the central and western section of Broadmead Road. The emerging mixed-use development within the West Gateway Zone would also be visible from the western end of Broadmead Road. Mitigation planting along the perimeter of the Site would have substantially matured and would reduce views of the Proposed Development, but views would have substantially changed from predominantly rural in character to views characterised by extensive development, as the remainder of the full build out of the Proposed Development is constructed.

The Proposed Development would be large in scale, of large geographical extent, and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as High.

In Years 1 and 15, night-time effects would arise as a result of new light sources within the adjacent Core Zone for residents and users of Broadmead Road but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow to the north would be evident for local residents.

Significant.

Operation - Year 1

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation Year 15

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

RECEPTOR: REPRESENTATIVE OF RESIDENTS OF STEWARTBY (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 21)

Views experienced by residents of Stewartby and within the area of the Crescent are limited by existing built form and mature trees within the landscape. There is limited appreciation of the wider landscape due to the flat terrain. The Marston Vale wind turbine is present in views to the southwest, visible above adjacent buildings and woodland on the perimeter of the village.

Sensitivity

Occupants of residential properties typically place great importance to their views. Views are highly contrived within the historical village layout of vistas, crescents and cul-de-sacs within the village. The uniformity of the building heights and the space between buildings has been designed in such a way to create a sense of space and separation. Views within the historic core of Stewartby are assessed as being of High value.

There is a lack of existing visual detractors, with the exception of the wind turbine to the southwest. The susceptibility is assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

There are no specific mitigation measures. The principle of an articulated skyline would be particularly important and relevant within views from Stewartby.

Magnitude of Change

Construction Phase

Those tallest elements associated with construction activities during the Primary Phase, comprising cranes and the top of emerging structures, would be noticeable within views experienced by receptors at this location. They would form a new temporary feature within views above buildings to the north and would be prominent within the skyline. Construction activities would be of large scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the north.

The magnitude of change during the Construction Phase is assessed as High.

Operation - Year 1

The tallest elements of the Proposed Development (up to a maximum height of 115m in limited areas) would be noticeable within views to the north and conspicuous above the existing buildings and associated tree lines but would only be visible within a limited portion of views. Other visible tall components would comprise habitable buildings within the Core Zone; extending up to a maximum height of 75m in height in limited land areas. These structures would be visible above the intervening rooflines of

Significance

Construction Phase

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation Year 15

The effect on this receptor is assessed as **Large Adverse**, which is

RECEPTOR: REPRESENTATIVE OF RESIDENTS OF STEWARTBY (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 21)

buildings within Stewartby, partially foiled by existing mature trees within the landscape. However, the proposed variance in building height and layout to form the principle of an articulated skyline is anticipated to substantially reduce the prominence of buildings and structures. The operational effects of the Proposed Development would be of large scale, of small geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as High.

Operation Year 15

The taller components within the Core Zone would remain a prominent feature within views, would be noticeable above the existing buildings and associated tree lines and would be visible within a noticeable portion of views experienced by the residential receptors at this location. Emerging development as part of the full build out within the Lake Zone would be obscured by development within the foreground of views.

The operational effects of the Proposed Development would be of large scale, of small geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as High.

Night-time residual effects would arise as a result of new light sources within the Core Zone for residents but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow to the north as a result of broader development would be evident for local residents within streets that are not heavily lit with modern lighting.

Significant.

RECEPTOR: RECREATIONAL RECEPTORS PROW FP15 (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 22)

Views from this PROW look across large, slightly undulating, arable fields in the foreground allowing wide views and an expansive sky. The fields are bound by mature native hedgerows with a small belt of woodland to the north. Hedgerows are typically gappy and allow views of the slightly raised Marston Vale Railway Line which runs adjacent to the field. Views to the northwest include several man-made features that rise above the horizon, these include the energy from waste facility and chimney stack, single large Marston Vale wind turbine and the overhead cables and infrastructure associated with the electrified Marston Vale Railway Line. In the far distance to the northwest there is a slight rise in topography allowing for distant views of agricultural fields and blocks of woodland.

Sensitivity

Views are typical of the location with little distinctiveness; however, the view is on the edge of Ampthill, a Registered Park and Garden (RPG), and from a PROW. The value of the views experienced by these receptors is assessed as High.

There are several notable visual detractors within associated views although there is an absence of other substantial built form. The susceptibility is therefore assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed; however, the proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase comprising cranes would be visible in the distance above the intervening belts of trees in the middle distance. Construction activities would be of medium scale and geographical extent and medium term in duration.

Night-time effects have not been assessed for PROW due these not being routinely experienced during the hours of darkness.

The magnitude of change during the Construction Phase is assessed as Low.

Operation (Year 1 and Year 15)

Upper parts of the buildings and structures that form the taller components within the Core Zone (and extending up to a maximum height of 75m and 115m in limited areas) would be visible above belts of woodland in the middle distance alongside development within the West Gateway Zone which would extend up to 75m in height. The tallest elements of the East Gateway Zone, extending up to 30m in height, would be barely perceptible above mature vegetation on the horizon. The Proposed Development is anticipated to occupy views to the north and alter the composition of views as a result of a varied skyline, with the tallest elements (up to 115m

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation Year 15

RECEPTOR: RECREATIONAL RECEPTORS PROW FP15 (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 22)

within the Core Zone) visible, and emerging development associated with the Lake Zone visible in the distance.
 Night-time effects have not been assessed for PROW due these not being routinely experienced during the hours of darkness.
 The operational effects of the Proposed Development would be of medium scale and geographical extent and long term in duration.
 The magnitude of change during the Operational Phase is assessed Low.

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: REPRESENTATIVE OF VISITORS TO AMPTHILL PARK RPG/AMPTHILL PARK HOUSE RESIDENTS (REFER TO SPECIFIC VIEWPOINT NUMBER: 23)

Views experienced from these receptors are very rural and open, over an agricultural landscape, with hedgerow field boundaries. Views include those from Ampthill Park House. Views include an overhead line, the Marston Vale wind turbine and chimney stack associated with the Rookery ERF site, all visible above the tree line. Additionally, there is awareness of the infrastructure associated with the Midland Main Railway Line. The extensive rooflines of warehouse units are visible in the distance, and Kempston/Bedford is visible on the horizon.

Due the topography, open green space and mature field boundaries, this is an open and far-reaching view, with expansive views of the sky.

Sensitivity

This viewpoint is taken from the footpath/track between Houghton Lane and the B530, which runs north of Ampthill House.

Given Ampthill is an RPG, and residents place great value on associated views, as do users of PRoW. Views from this location are assessed as High value.

The attractive nature of the surroundings and heritage resource is a significant factor to the experience; however, several existing visual detractors reduce the susceptibility of associated views and as such susceptibility is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed. However, the design would adopt an articulated profile with occasional tall elements within it.

Magnitude of Change

Construction Phase

Construction activities associated with the Proposed Development would include views of cranes and emerging built form, visible in the middle distance of views and as a cluster across a noticeable portion of views. Whilst there would be an appreciable distance between construction activity and these elevated receptors, construction activity would be perceived typically within a backdrop of existing built form within views. Any construction activities visible would be of medium scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of skyglow associated with lighting but would be perceived within the context of existing skyglow associated with the distribution warehouses and the edge of Kempston/Bedford beyond.

The magnitude of change during the Construction Phase is assessed as Medium.

Operation (Year 1)

Significance

Construction

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: REPRESENTATIVE OF VISITORS TO AMPTHILL PARK RPG/AMPTHILL PARK HOUSE RESIDENTS (REFER TO SPECIFIC VIEWPOINT NUMBER: 23)

The Core Zone of the Proposed Development would be visible in views experienced by receptors in this location. The tallest elements up to a maximum height of 115m would permanently appear on the horizon in a similar way to the existing Marston Vale wind turbine in the middle distance, occupying a limited area of the Core Zone when combined, whilst the tallest habitable buildings of up to 75m height would occupy further limited area. As a result, the varying height of buildings and structures would form a strong articulated skyline. The Proposed Development would form a new area of development within the middle distance of views and would result in a noticeable change to the composition of views. The operational effects of the Proposed Development would be of medium scale and of medium geographical extent, and long term in duration.

The magnitude of change during the Operation Phase is assessed as Medium.

Operation (Year 15)

The combination of the Core Zone and emerging development as part of the full build out within the Lake Zone and West Gateway Zone, which would include habitable buildings up to 75m in height and occupy a limited area in their respective zones, would be visible in views experienced by receptors in this location and broaden the extent to which views would be modified. Development up to 30m in height associated with the East Gateway Zone would be visible to the east of the Lake Zone. As a result, the varying height of buildings and structures within the Core, Lake and West Gateway Zones would form a strong articulated skyline, with the majority of the Core Zone and Lake Zone having development of 10m in height or less. Nevertheless, the development within the Site boundary would form a new area of development within the middle distance of views and would result in a change to the composition of views. Proposed mitigation to the Site perimeter would soften the lower edge of development as it matures but would not substantially screen views.

The operational effects of the Proposed Development would be of medium scale and geographical extent, and long term in duration.

The magnitude of change during the Operation Phase is assessed Medium.

In Years 1 and 15, night-time effects would arise as a result of skyglow associated with lighting within the Core Zone and emerging Lake Zone but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Nevertheless, some awareness of additional lighting would be perceived within the context of existing skyglow associated with the distribution warehouses and the edge of Kempston/Bedford beyond.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: REPRESENTATIVE OF VISITORS TO AMPTHILL PARK RPG AND PARKLAND/USERS OF PROW/GREENSAND RIDGE WALK/JOHN BUNYAN TRAIL (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 24)

Views from an elevated position on the ridgeline to the south include those from the Ampthill Park RPG, associated parkland and promoted walking routes including the Greensand Ridge Walk, and John Bunyan Trail. The elevated position allows for far reaching views to the north across the flat landscape of the River Great Ouse floodplain, with expansive views of the distant ridgeline and wide skies. Within the foreground of views are the descending slopes across a typical rural working agricultural landscape. Urban settlements are nestled within the wide valley partially screened by blocks of woodland and field boundary vegetation. In the middle distance are views of the Marston Vale wind turbine and Rookery ERF with its associated chimney stack, and in the far distance are a number of distinctive large pale coloured warehouses to the southeast of Kempston with Kempston and Bedford beyond.

Sensitivity

Views associated with the ridgeline have a number of historical associations with them, including those from Ampthill Park, and are regionally valued for the relationship between the elevated landform and flatter landscape to the north. The value of the views experienced by these receptors is assessed as High.

Views are expansive and include several existing visual detractors within the middle and far distance. As a result, the susceptibility to change is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

Existing planting along sections of Broadmead Road would be retained as embedded mitigation, although short sections may be removed to provide access to the Site. This would be reinforced by proposed perimeter planting along the boundary of the Site and the proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Proposed Development would include awareness of cranes and emerging built form, visible in the middle distance of views and as a cluster across a noticeable portion of views. Whilst there would be an appreciable distance between construction activity and these elevated receptors, construction activity would be perceived typically within a backdrop of existing built form within views. Any construction activities visible would be of medium scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of skyglow associated with lighting but would be perceived within the context of existing skyglow associated with the distribution warehouses and the edge of Kempston/Bedford beyond.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is

RECEPTOR: REPRESENTATIVE OF VISITORS TO AMPHILL PARK RPG AND PARKLAND/USERS OF PROW/GREENSAND RIDGE WALK/JOHN BUNYAN TRAIL (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 24)

The magnitude of change during the Construction Phase is assessed as Medium.

Operation (Year 1)

The Core Zone of the Proposed Development would be visible in views experienced by receptors in this location. The tallest elements up to a maximum height of 115m would permanently appear on the horizon in a similar way to the existing Marston Vale wind turbine to the south of the Site, whilst the tallest habitable buildings of up to 75m which combined would occupy a limited area within the Core Zone. As a result, the varying height of buildings and structures would form a strong articulated skyline, as outlined within the **Design Standards (Document Reference 6.0.3)**. The Proposed Development would form a new area of development within the middle distance of views and would result in a perceptible change to the composition of views. The operational effects of the Proposed Development would be of medium scale and of small geographical extent, and long term in duration.

The magnitude of change during the Operation Phase is assessed as Medium.

Operation (Year 15)

The combination of the Core Zone and emerging development within the Lake Zone and the West Gateway Zones as part of the full build out which would include habitable buildings up to 75m in height and occupying a limited land area in their respective zones, would be visible in views experienced by receptors in this location and slightly broaden the extent to which views would be modified. Development up to 30m in height associated with the East Gateway Zone would be viewed with a background of taller development. As a result, the varying height of buildings and structures within the Core, Lake and West Gateway Zones would form a strong articulated skyline. Nevertheless, the development within the Site boundary of the Proposed Development is anticipated to occupy a noticeable portion of the extensive views and the tallest elements, up to 115m, would remain visible on the horizon in a similar way to the existing Marston Vale wind turbine to the south of the Site. The Proposed Development would form a new area of development within the middle distance of views and would result in a change to the composition of views. Proposed mitigation to the Site perimeter would soften the lower edge of development as it matures but would not substantially screen views.

The operational effects of the Proposed Development would be of medium scale and geographical extent, and long term in duration.

The magnitude of change during the Operation Phase is assessed to be Medium.

In Years 1 and 15, night-time effects would arise as a result of skyglow associated with lighting but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Nevertheless, additional lighting would be perceived within the context of existing skyglow associated with the distribution warehouses and the edge of Kempston/Bedford beyond.

Significant.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: REPRESENTATIVE OF VISITORS TO AMPHILL PARK RPG AND PARKLAND/USERS OF PROW/GREENSAND RIDGE WALK/JOHN BUNYAN TRAIL (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 24)

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RECEPTOR: RESIDENTIAL RECEPTORS AT LIDLINGTON AND USERS OF MARSTON VALE TRAIL (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 25)

Views from the northern edge of the village of Lidlinton extend across large flat and open agricultural fields with expansive skies to the north. Views are contained to the middle distance by blocks of woodland. On the horizon is a band of woodland with a line of pylons, the Marston Vale wind turbine and chimney stack associated with the Rookery ERF site. Awareness of residential properties is limited within views to the north, as these are partially screened by vegetation to the east. To the northwest a series of ridgelines with blocks of woodland and agricultural fields can be seen in the distance forming the horizon and screening views beyond.

Sensitivity

Occupants of residential properties typically place great importance to their views. This view is typical of the views experienced on the edge of the villages to the south and west of Bedford, with blocks of woodland limiting broader aspects and occasional visual detractors visible within the middle distance. The value of views experienced by these receptors is assessed as Medium.

There are several visual detractors within views from the north of Lidlinton, including the wind turbine and chimney stack, as well as overhead pylons that cross views. The susceptibility of views is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed.

Magnitude of Change

Construction Phase

As a result of belts of woodland within the intervening landscape, construction activities associated with the Primary Phase are not

Significance

Construction Phase

The effect on this receptor

RECEPTOR: RESIDENTIAL RECEPTORS AT LIDLINGTON AND USERS OF MARSTON VALE TRAIL (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 25)

predicted to introduce buildings and structures of appreciable height into views experienced by receptors in this location. The top of cranes within the southern portion of the Core Zone and West Gateway Zone may be perceptible on the horizon but would not dominate views. Any construction activities visible would be short to medium term.

Night-time effects are not predicted to arise as a result of lighting associated with construction activity, due to intervening vegetation and distance.

The magnitude of change during the Construction Phase is assessed as Low.

Operation (Year 1 and Year 15)

As a result of belts of woodland within the intervening landscape, the Proposed Development is not predicted to introduce substantial numbers of buildings and structures of appreciable height into views experienced by receptors in this location. The top of the tallest structures within the Core Zone, up to a maximum height of 115m in height would be limited in area, and which may arise within the southern portion of the Core Zone, may be perceptible on the horizon but would not dominate views due their intermittent nature.

The operational effects of the Proposed Development would be long term.

The magnitude of change during the Construction Phase is assessed as Low.

Night-time effects in Years 1 and 15 are not predicted to arise as a result of lighting associated with the Proposed Development, due to intervening vegetation and distance.

is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT MARSTON MORETAINE AND RECREATIONAL RECEPTORS ALONG LOCAL PROW NETWORK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 26)

Views from within the village of Marston Moretaine and local PRow 73 are enclosed by a combination of community buildings, residential properties, mature trees, hedgerows and ornamental planting along garden boundaries. A large single turbine and electricity pylon is visible above the roofline of residential properties to the northeast.

Sensitivity

Occupants of residential properties typically place great importance on their views. Views experienced by occupants of residential properties and recreational receptors include open spaces and belts of planting but in the context of recent residential development. The value of views experienced is assessed as Medium.

With the exception of the Marston Vale Wind Turbine and overhead pylons there is a lack of visible large-scale development within the context of an urban setting, therefore susceptibility to change is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed.

Magnitude of Change

Construction Phase

Construction activities would not be visible in views experienced by receptors in this location, obscured by a combination of built form and tall vegetation in the middle distance of views.

The magnitude of change during the Construction Phase is assessed as No Change.

Operation - Year 1 and Year 15

The Proposed Development would not be visible in views experienced by receptors in this location, obscured by a combination of built form and tall vegetation in the middle distance of views.

The magnitude of change during the Construction Phase is assessed as No Change.

Significance

Construction Phase

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

RECEPTOR: REPRESENTATIVE OF VISITORS TO MARSTON MORETEYNE COMMUNITY CENTRE (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 27)

Views experienced by these receptors are typically within the vicinity of Marston Moreteyne Community Centre and residential properties along Little Field and Great Linns, on the northern edge of Marston Moretaine. Views comprise a combination of playing fields, play areas, community facilities and the margins of the housing estate. Belts of woodland limit views from broadening to the north. The Marston Vale wind turbine and the chimney stack associated with the Rookery ERF site are prominent within views and are notable visual detractors.

Sensitivity

Occupants of residential properties typically place great importance on their views. Residents experience typical, static views with the exception of the wind turbine which is a moving component within views. The value of views experienced by these receptors is assessed as Medium.

Views experienced by residents are confined to the margins of the village however existing visual detractors are prominent within views. The susceptibility of receptors is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

No specific mitigation is proposed; however, the proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

With the exception of the very tallest elements associated with construction activity, the Proposed Development would not introduce substantial built form within views experienced by receptors at this location. Construction activities would be visible in the far distance and associated with the Core Zone only. Construction activities would be of small scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity where this is visible but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the north.

The magnitude of change during the Construction Phase is assessed as Low.

Operation - Year 1

The tallest non-habitable elements up to a maximum of 115m tall and habitable buildings up to a maximum of 75m, both within the Core Zone (occupying a limited area), would be visible within views experienced by receptors at this location. Existing vegetation

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is

RECEPTOR: REPRESENTATIVE OF VISITORS TO MARSTON MORETEYNE COMMUNITY CENTRE (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 27)

along the southwestern periphery of Stewartby Lake would screen the majority of views of the Core Zone to the north, including those buildings up to 30m in height, however the tallest structures would be visible above the tree line. Those tallest elements within the Proposed Development (up to 115m) would occupy only a small portion of the view and would not significantly alter the composition of views. The operational effects of the Proposed Development would be of small scale and geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as Low.

Operation Year 15

The tallest elements of the Core Zone (non-habitable elements up to 115m tall and habitable buildings up to 75m) would remain a visible feature within views experienced by the receptors at this location, in a small portion of the views to the north and would not significantly modify the composition of views.

The operational effects of the Proposed Development would be of small scale and geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Low.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with those tallest elements within the Core Zone where this is visible but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the north.

assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: RECREATIONAL RECEPTORS AT THE FOREST CENTRE AND MARSTON VALE MILLENNIUM COUNTRY PARK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 28)

Views from the Forest Centre are substantially screened by surrounding woodland however a short walk north to the edge of the lake affords an open aspect to the north across Stewartby Lake from a footpath on the southeastern edge of the lake within the Marston Vale Millennium Country Park. Kimberley Sixth Form College building is visible above vegetation along the northern bank of the lake. Stewartby Water Sports Club building and yachts are visible on the eastern bank of the lake.

Landform from the landfill site to the northeast rises above intervening vegetation and screens views beyond. Trees and vegetation around the perimeter of the lake also screen views of the wider landscape. The Marston Vale Wind Turbine forms a dynamic moving feature within views around Stewartby Lake.

Sensitivity

Views comprise partially filtered views of amenity planting beyond which is the open body of water of Stewartby Lake which provides and attractive setting to the Country Park. Informal footpaths route around the water's edge with a focus on the views of the water, as a result, the value of the views experienced by these receptors is considered High.

Development within views to the north forms a low addition to the skyline whilst the wind turbine represents a sizeable structure within the immediate landscape, as a result the susceptibility of these receptors is Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

Existing planting within the intervening landscape, and proposed perimeter planting along the southern boundary of the Core Zone would provide some screening to lower elements within the Site. The proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase, comprising cranes and emerging built form associated with the Core Zone in the middle distance would be partially screened by the existing landform to the north of Stewartby Lake and outline of the college building on the horizon. The Proposed Development would introduce buildings and structures of appreciable height into views as they are constructed and experienced by recreational receptors. Construction activities would be of large scale, of medium geographical extent and medium term in duration.

Night-time effects have not been assessed as recreational facilities are not routinely used in the hours of darkness.

The magnitude of change during the Construction Phase is assessed as Medium.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate**

RECEPTOR: RECREATIONAL RECEPTORS AT THE FOREST CENTRE AND MARSTON VALE MILLENNIUM COUNTRY PARK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 28)

Operation - Year 1

The majority of the land area within the Core Zone will have buildings/structures of 10m in height or below as (outlined in OSC01 - Open Sky Concept Articulated Skyline Principles within Section 2 of the **Design Standards (Document Reference 6.3.0)**. However, the taller elements (at a maximum of 115m in height and limited to 3% of the land area), and the top of habitable buildings (up to a maximum height of 75m) would be visible above the roofline of the college to the north and within views experienced by receptors at this location. Although the immediate landscape would not change, the Proposed Development would be visible in the middle distance above the belts of trees and shrubs. The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as Medium.

Operation Year 15

The tallest elements of the Proposed Development would remain a visible feature within views experienced by the receptors at this location, whilst further development within the Lake Zone as part of the full build out would occur beyond this and be obscured by development within the Core Zone or appear as additional built form, marginally increasing awareness of the development between the taller components of the West Gateway Zone and Core Zone. Existing planting combined with proposed mitigation planting along the southern perimeter of the Core Zone would have matured as would trees and shrubs within the intervening landscape and would increase screening of the lower elements of the Proposed Development. However, the Proposed Development would remain prominent in the middle distance of the view.

Night-time effects have not been assessed as recreational facilities are not routinely used in the hours of darkness.

The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Medium.

Adverse, which is **Significant**.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS OF LOWER SHELTON, AND RECREATIONAL RECEPTORS ALONG FOOTPATH BETWEEN LOWER SHELTON AND WOOTTON GREEN AND (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 29)

Views experienced by these receptors look across open arable fields which rise gently to the east and northeast to form the horizon. Hedgerows form the southern and western boundaries. There are glimpsed views to the southeast of a distant ridgeway partially screened by intervening vegetation. The large Marston Vale wind turbine and chimney stack of the Rookery ERF plant is visible to the southeast.

Sensitivity

Occupants of residential properties typically place great importance to their views. Views are of open countryside to the northeast and east and are typical of those experienced where there is an appreciation of the broader flatter landscape to the north. The value of the views experienced by these receptors is assessed as High.

With the presence of existing large warehousing to the northeast, and existing wind turbine and chimney stack the susceptibility is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

No specific mitigation is proposed, however proposed perimeter planting along the boundary of the Site would provide some screening to lower elements within the Site, where views exist. The proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase would be partially visible on the horizon, beyond the rise in topography to the east and northeast but would be limited to those tallest elements such as cranes and emerging built form. Hedgerows and intermittent hedgerow trees in the middle ground would partially screen views of construction activity associated with the Lake Zone to the northeast from users of the PRow and residential receptors. Construction activities would be of medium scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the northeast.

The magnitude of change for residential receptors and recreational users of the PRow during the Construction Phase is assessed as Medium.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS OF LOWER SHELTON, AND RECREATIONAL RECEPTORS ALONG FOOTPATH BETWEEN LOWER SHELTON AND WOOTTON GREEN AND (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 29)

Operation - Year 1

The taller elements of the Proposed Development within the Core Zone, rising to a maximum height of 75m and 115m in limited areas, would be visible, combined with development within the West Gateway Zone which would also rise up to 75m in height. Combined, the development would be visible on the horizon beyond the topography to the east and northeast for recreational receptors and residential receptors along Lower Shelton Road, which are orientated towards the Proposed Development. Views would be punctuated by those structures up to a maximum height of 115m and seen in the context of other tall elements within the wider view. Mitigation planting would be in the early stages of growth and unlikely to screen views of the Proposed Development where awareness exists. The operational effects of the Proposed Development would be of medium scale and geographical extent and long term in duration.

The magnitude of change for residential receptors and recreational users of the PRoW during Year 1 of the Operational Phase is assessed as Medium.

Operation Year 15

The Proposed Development including the taller elements within the Core Zone would remain visible to the same extent as it is in Year 1 of the Operational Phase with the addition of those emerging as part of the full build out within the Lake Zone visible where development within the Core Zone is absent and allows views of development up to 75m in height. Mitigation planting around the perimeter of the Site would have matured but is unlikely to reduce views of the taller elements of the Proposed Development.

The operational effects of the Proposed Development would be of medium scale and geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Medium.

Night-time effects in Years 1 and 15 would arise as a result of new light sources within the Core Zone but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow to the northeast, associated with the Core Zone, and emerging West Gateway Zone and Lake Zone, would also be evident for local residents but would be perceived within the context of existing skyglow associated with Kempston and Bedford to the north.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS IN CRANFIELD, PROW BRIDLEWAY 24 (CENTRAL BEDFORDSHIRE) AND JOHN BUNYAN WAY (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 30)

From the northern edge of Cranfield and an elevated section of the John Bunyan Trail views across a number of smaller fields to the edge of the ridgeline that falls away to the northeast. In the middle distance of views are the Marston Vale wind turbine and the chimney stack associated with the Rookery ERF site. Distant ridgelines to the east and northeast form a long flat horizon.

Sensitivity

Occupants of residential properties typically place great importance on their views. Views from residential receptors with an open aspect to adjacent countryside, combined with views from part of a long-distance trail that has slightly elevated views across the landscape associated views are assessed to have Medium value.

There are several existing visual detractors within the landscape, including the wind turbine and chimney stack to the east. As a result, susceptibility to change is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

No specific mitigation is proposed.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase would potentially be visible in views experienced by receptors in this location. Cranes and the emergence of the tallest elements at 115m would potentially be visible on the horizon to the northeast, substantially screened by intervening hedgerows and woodland planting in the middle distance of views. Any construction activities visible would be of medium scale, of small geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the northeast and east.

The magnitude of change during the Construction Phase is assessed as Low.

Operation (Year 1 and Year 15)

The tallest elements of the Proposed Development within the Core Zone that rise to a maximum height of 115m in limited areas. Whilst these would be visible in views experienced by receptors in this location, they are anticipated to occupy a small portion of the view and would only slightly change the view's composition. The operational effects of the Proposed Development would be of

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is assessed as **Slight**

RECEPTOR: RESIDENTIAL RECEPTORS IN CRANFIELD, PROW BRIDLEWAY 24 (CENTRAL BEDFORDSHIRE) AND JOHN BUNYAN WAY (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 30)

medium scale, of small geographical extent and long term in duration. Development within the remainder of the Core Zone, West Gateway Zone and subsequently the Lake Zone, as the full build out occurs, would rise to a maximum height of 75m, however the intervening landform and hedgerows within the intermediate landscape are anticipated to limit awareness of these.

The operational effects of the Proposed Development would be small in scale and geographical extent and long term in duration.

The magnitude of change during the Operational Phase is assessed as Low.

Night-time effects in Years 1 and 15 would arise as a result of new light sources within the Core Zone but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Nevertheless, additional lighting would appear as a slight increase in local skyglow to the northeast but would be perceived within the context of more distant skyglow associated with Bedford area to the north.

Adverse, which is Not Significant.

RECEPTOR: RESIDENTIAL AND RECREATIONAL RECEPTORS ALONG EASTERN EDGE OF WOOTTON (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 31)

Views experienced by residential receptors with east facing views comprise adjacent hedgerow along the cycleway path, beyond which are playing fields. Recently constructed warehousing forms a low horizontal feature within the landscape and combined with vegetation along the A421 creates the local horizon. New tree and hedgerow planting has been planted around the perimeter of the recreational ground creating a boundary between the recreational ground and agricultural field.

In the distance beyond the agricultural field is a block of woodland and the landfill site rising above the woodland to the east against the horizon. A large industrial warehouse appearing at a similar height to the landfill site is nestled between two grass embankments and partially screened by small blocks of woodland and vegetation.

Sensitivity

Occupants of residential properties typically place great importance to their views. Views comprise of urban fringe features and lack cohesion, within which warehouses and artificial landforms create visual enclosure. The value of the views experienced by these receptors is assessed as Low.

Existing awareness of new landforms, warehouse buildings and expanding residential development would result in views that have a Low susceptibility to change.

Based on the value and susceptibility, the sensitivity of the receptors is assessed as Low.

Mitigation

No specific mitigation measures are proposed; however, the proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activity associated with the Primary Phase would be limited to the tallest elements, including cranes, and the emerging structures which would be visible as noticeable elements on the horizon and above the manmade slopes and warehousing in the middle distance. Construction activities visible would be of large scale, of medium geographical extent and long term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the east but would be perceived within the context of lighting associated with the warehousing and the A421.

The magnitude of change during the Construction Phase is assessed as Medium.

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: RESIDENTIAL AND RECREATIONAL RECEPTORS ALONG EASTERN EDGE OF WOOTTON (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 31)

Operation - Year 1

The upper parts of the Proposed Development within the Core Zone, rising to a maximum height of 115m for those non-habitable structures in a limited area, would be visible above habitable development of up to a maximum of 75m height within the Core Zone and West Gateway Zone. These would be seen in views experienced by receptors in this location and would form intermittent structures rather than a continuous outline. Nevertheless, the Proposed Development is anticipated to occupy much of the view and would be immediately visible. The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during the Operational Phase is assessed as Medium.

Operation Year 15

The Proposed Development within the Core Zone and West Gateway Zone would remain a noticeable feature within views experienced by residential and recreational receptors, as the elements would form a new horizon above the commercial buildings and tree line with potential awareness of further development as part of the full build out, up to 75m in height, to the northeast within the Lake Zone. Mitigation planting is unlikely to affect the magnitude of change from this viewpoint, as the Proposed Development is visible above the treeline.

The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Medium.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with Proposed Development but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the east but would be perceived within the context of lighting associated with the warehousing and the A421.

Operation Year 15

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT THE NORTHERN EDGE OF WOOTTON, AND RECREATIONAL RECEPTORS AT WOOTTON PLAY PARK AND COMMUNITY CENTRE (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 32)

Views experienced by these receptors are from the eastern edge of Wootton. Hedgerows and open space, with associated play equipment are prominent in the foreground of views. The A421 embankment, with an environmental barrier and street lighting are visible beyond.

The foreground and middle ground of views are generally open but are terminated by the embankment of the A421 road which spans the middle distance of the views. The majority of the Site is located beyond the embankment with only the southwestern part of the Site boundary (where it includes the A421) visible.

Sensitivity

The quality of views experienced by recreational and residential receptors in this area varies. Occupants of properties typically place great importance to their views. There are semi-rural views of open fields and boundary planting, however the A421 and lighting columns are visible in the middle distance and background of the views and represent an existing visual detractor. The value of the views experienced by the receptor is therefore assessed as Medium.

Views experienced by these receptors are mainly static and long-term. The orientation of the residential properties on the fringes of the village, face southeast and towards the Site. Users of the play park are likely to be focused on the activity they are engaged in, though would be aware of the surrounding landscape, including noise from the A421. The susceptibility of the views experienced by this receptor is therefore assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

Existing planting along sections of the A421 would mature further and would be reinforced by proposed perimeter planting along the boundary of the Site.

Magnitude of Change

Construction Phase

Construction activity during the Primary Phase, comprising plant movements, cranes and emerging buildings would be visible within the middle distance and beyond, particularly for those receptors orientated towards the Site with unobstructed views towards the Site. The Proposed Development would introduce emerging buildings/structures associated with the West Gateway Zone and Core Zone and introduce structures of appreciable height into views experienced by receptors in this location. Construction activity associated with the Lake Zone would be substantially screened by vegetation within the intervening landscape. Construction activities would be large in scale, of large geographic extent, and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development and, where appropriate, hoardings. Some awareness of skyglow associated with lighting would likely remain to the

Significance

Construction Phase

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT THE NORTHERN EDGE OF WOOTTON, AND RECREATIONAL RECEPTORS AT WOOTTON PLAY PARK AND COMMUNITY CENTRE (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 32)

east and southeast but would vary as different phases within the zones are commenced.

The magnitude of change during the Construction Phase is assessed as High.

Operation - Year 1

The Proposed Development comprising the Core Zone and West Gateway Zone, including the new A421 Junction, would be conspicuous in views experienced by recreational and residential receptors at this location. Although the immediate landscape would not change, the Proposed Development would occupy much of the middle distance and beyond, within views from this location. The Proposed Development would be prominent in the middle distance of the view, visible above the new A421 and environmental barrier, and form a varied skyline. The tallest elements will be located within the Core Zone, extending up to a maximum height of 115m, as outlined within the **Design Standards (Document Reference 6.3.0)**. The embankment along the A421 (and the road itself) would obstruct views of the lower parts of the Proposed Development. Mitigation planting would be in the early stages of growth and is unlikely to screen views of the Proposed Development. The operational effects of the Proposed Development would be large in scale, of large geographic extent, and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as High.

Operation Year 15

Mitigation planting along the northern boundary of the West Gateway Zone would have matured and would increase screening of the Proposed Development at a lower level. The Proposed Development within the Core Zone would remain a visible feature within views experienced by the receptors at this location, with emerging development associated with the West Gateway Zone to the southeast, and Lake Zone to the northeast. The Proposed Development, particularly the tallest elements within the Core Zone combined with emerging development within the Lake Zone and West Gateway Zone; within which there is a maximum development height of up to 75m, would remain prominent in the middle distance of the view, visible above the maturing perimeter planting and forming a varied skyline.

The operational effects of the Proposed Development would be large in scale, of large geographic extent, and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as High.

Night-time effects in Years 1 and 15 would affect residents as a result of new light sources within the adjacent Core and West Gateway Zone, and the emerging Lake Zone but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow to the east and southeast would be evident for local residents without direct views of the Proposed Development.

Operation Year 15

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT THE NORTHERN EDGE OF WOOTTON, AND RECREATIONAL RECEPTORS AT WOOTTON PLAY PARK AND COMMUNITY CENTRE (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 32)

RECEPTOR: INFORMAL FOOTPATH SOUTH OF MARSH LEYS INDUSTRIAL ESTATE (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 33)

Users of this footpath experience views largely characterised by dense vegetation which surrounds the industrial estate and extend along the Marston Vale Railway Line. Views are generally short-range and enclosed due to the extent of mature, dense vegetation in the foreground however some views to the south exist beyond Manor Road as a result of breaks in the roadside vegetation. The height of the surrounding vegetation screens the wider landscape and skyline.

Sensitivity

Recreational receptors using the informal footpath predominately experience short distance views of fields and dense woodland associated with the adjacent developed plots and Railway Line. Where broader views exist, they offer some scenic quality; therefore, the value of the views experienced by these receptors is assessed as Medium.

Surrounding views are an important contributor to the enjoyment of the landscape, however existing development that is comparable to the Proposed Development exists to the north within the industrial estate. The susceptibility of the receptor is assessed as Medium.

Based on the value and susceptibility, the sensitivity of this receptor is assessed as Medium.

Mitigation

Existing planting along sections of Manor Road would be retained as embedded mitigation, although short sections may be removed to provide access to the Site. This would be reinforced by proposed perimeter planting along the boundary of the Site.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase and comprising cranes, plant movements and emerging buildings would be visible, particularly from Manor Road. The Proposed Development would introduce emerging buildings and structures of appreciable height into views experienced by receptors in this location and at relatively close distance, as a result views would be dominated by construction activity. Construction activities would be large in scale and geographical extent and medium term in duration.

Significance

Construction Phase

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation - Year 1

RECEPTOR: INFORMAL FOOTPATH SOUTH OF MARSH LEYS INDUSTRIAL ESTATE (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 33)

Night-time effects have not been assessed for recreational users of footpaths and rights of way on the basis that they are not routinely used during the hours of darkness.

The magnitude of change during the Construction Phase is assessed as High.

Operation - Year 1

The Proposed Development within the Core Zone would be visible within views experienced by users of recreational routes at this location. Existing vegetation would restrict visibility of the Proposed Development within some close-range views, however, where there are noticeable breaks in vegetation along Manor Road views would be dominated by new development to the south. The operational effects of the Proposed Development would be large in scale and geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as High.

Operation Year 15

The Proposed Development within the Core Zone would remain a dominant and visible feature within views experienced by users of recreational routes at this location with potential views of emerging development associated with the full build out within the Lake Zone and visible to the northeast. Mitigation planting along the perimeter of the Site would have matured and would provide some screening of the Proposed Development within the Core and Lake Zones at a lower level but limited taller buildings and structures would remain visible above any such planting.

Night-time effects have not been assessed for recreational users of footpaths and rights of way on the basis that they are not routinely used during the hours of darkness.

The operational effects of the Proposed Development would be large in scale and geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as High.

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

Operation Year 15

The effect on this receptor is assessed as **Large Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS TO THE NORTHEAST OF WOOTTON, AND RECREATIONAL RECEPTORS ALONG BRIDLEWAY AND TRANSPORT RECEPTORS ALONG A421 (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 34)

Views experienced at this location include an elevated position on a footbridge over the A421 between Woburn Road to a bridleway leading to the north of Wootton. Views look across a small wetland area of reedbeds and Woburn Road in the foreground. Elm Farm house is on the corner of Woburn Road and Major Road and is partially visible above intervening boundary vegetation and trees. Some mature deciduous trees and vegetation bound the eastern side of Woburn Road. However, gaps in vegetation and trees allow for some far-reaching views across wetlands, farmland and woodland to a ridgeway on the horizon to the southeast.

Views include several large warehouse buildings some of which are partially screened by existing belts of planting, the A421, including the overbridge to the east. To the south, the Marston Vale wind turbine is clearly visible on the horizon.

Sensitivity

Occupants of residential properties typically place great importance to their views however there are a number of existing visual detractors within existing views from residential receptors and along a PRow that crosses the A421, and links developed areas. The value of the views experienced by these receptors is assessed as Medium.

Due to the presence of several large warehouse type buildings and the existing road corridors, and wind turbine, the susceptibility is assessed as Low.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Low.

Mitigation

Existing planting along sections of Major Road would be retained as embedded mitigation and would be reinforced by proposed perimeter planting along the boundary of the Site. The proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase would be visible within views experienced by residential and recreational receptors, and include cranes, emerging built form, and plant movements in the middle distance. Construction would introduce emerging buildings and structures of appreciable height within the Core Zone and West Gateway Zone into views experienced by receptors in this location. Construction activities would be of large scale, of medium geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the northeast and southeast.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is

RECEPTOR: RESIDENTIAL RECEPTORS TO THE NORTHEAST OF WOOTTON, AND RECREATIONAL RECEPTORS ALONG BRIDLEWAY AND TRANSPORT RECEPTORS ALONG A421 (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 34)

The magnitude of change during the Construction Phase is assessed as High.

Operation - Year 1

Views of the Proposed Development within the Core Zone, experienced by residential and recreational receptors, would be visible to the southeast. The new road junction on the A421 associated with the West Gateway Zone and proposed East West Rail Station alongside the Marston Vale Railway Line is also likely to be visible in views from this area. Existing perimeter planting associated with the Marsh Leys Industrial Estate would partly screen views, however, structures and buildings extending within limited areas, up to a maximum height of 115m and 75m respectively within the Core Zone would be visible above the tree line resulting in a conspicuous change to existing views. Where there is no woodland planting, the Proposed Development would occupy a significant portion of the view. The operational effects of the Proposed Development would be of large scale, of medium geographical extent and long term in duration.

The magnitude of change during Year 1 of the Operational Phase is assessed as High.

Operation Year 15

The Core Zone and emerging mixed-use development as part of the full build out within the West Gateway Zone will extend up to 75m height in limited areas and would remain a noticeable feature within views experienced by the residential and recreational receptors at this location. Despite mitigation planting reaching maturity, the tallest structures up to 75m and 115m within limited areas of the Proposed Development would remain visible. Emerging development within the Lake Zone as part of the full build out, rising to 75m in height would be visible above the intervening tree lines.

The operational effects of the Proposed Development would be of large scale, of large geographical extent and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as High.

Night-time effects in Years 1 and 15 would arise as a result of lighting associated with Core Zone and emerging Lake Zone but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development within the Site. Some awareness of skyglow associated with lighting would likely remain to the northeast and southeast.

Significant.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT POTTERS CROSS AND RECREATIONAL USERS OF FOOTPATH NORTH OF WOOTTON (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 35)

Views experienced by these receptors are from footpaths connecting Wootton, Wiles Woods and Quaker Wood. Views are characterised by dense tree and hedgerow planting (mostly broadleaf, Birch species) and open views across agricultural land though the urban fringe of Wootton is evident in many views from this area.

Due to the extent of mature hedgerows in the foreground of some views, visibility of the surrounding landscape is restricted. Where there are gaps in the hedgerows and trees, views extend further though with awareness of new development to the southeast of Wootton forming a new intermediate skyline. To the north the large warehousing buildings are visible above vegetation within the intervening landscape.

Sensitivity

Views experienced by recreational receptors include glimpsed views of open fields but in the context of recent residential development in Wootton. The value of views experienced is assessed as Medium. Occupants of receptors typically place great importance to their views. Residential receptors at Potters Cross experience rural views of arable fields and woodland though the urban influence of development on the edge of Wootton is increasingly evident. The value of the views experienced by these receptors is assessed as Medium.

Receptors are likely to be focused primarily on the surrounding landscape in views from this location. The susceptibility is therefore assessed as High.

Based on the value and susceptibility, the sensitivity of the most sensitive receptor is assessed as High.

Mitigation

No specific mitigation is proposed, however proposed perimeter planting along the boundary of the Site would provide some screening of lower elements within the Site.

Magnitude of Change

Construction Phase

Construction activity during the Primary Phase, comprising cranes and emerging buildings associated with the Core Zone would be located in the middle distance of views experienced by these receptors and be noticeable above intervening vegetation and the rooflines of buildings in Wootton. Views of construction activity would extend over a broad extent of views to the south and east. Views of the construction activity within the Lake Zone during the Primary Phase would be substantially screened by mature woodland and existing large-scale buildings. Construction activities would be large in scale, of medium geographical extent, and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the northeast and east.

Significance

Construction Phase

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS AT POTTERS CROSS AND RECREATIONAL USERS OF FOOTPATH NORTH OF WOOTTON (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 35)

The magnitude of change during the Construction Phase is assessed as Medium.

Operation – Year 1

Upper parts of the buildings that form the Proposed Development's Core Zone would be visible in views experienced by receptors from this location. The Proposed Development is anticipated to substantially occupy views east and alter the composition of views as a result of a varied skyline, with the tallest elements, up to a maximum height of 115m visible in views to the southeast. The Proposed Development would be large in scale, of medium geographical extent, and long term in duration.

The magnitude of change during the Operational Phase is assessed Medium.

Operation Year 15

The Proposed Development and particularly the elements within the Core Zone, would remain a noticeable feature within views experienced by recreational and residential receptors. The varied skyline would remain visible above the vegetation and built form in the foreground of views, with the tallest elements visible in the middle distance. Proposed mitigation planting on the perimeter of the Site is unlikely to change the magnitude of change for views, as the Proposed Development would remain visible above the treeline.

The Proposed Development would be large in scale, of medium geographical extent, and long term in duration.

The magnitude of change during Year 15 of the Operational Phase is assessed as Medium.

Night-time effects in Years 1 and 15 would arise as a result of new light sources within the Core Zone for residents but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow to the northeast, associated with the emerging Lake Zone would also be evident for local residents.

Operation Year 15

The effect on this receptor is assessed as **Moderate Adverse**, which is **Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS TO THE NORTHWEST, RECREATIONAL RECEPTORS ALONG PROW, THE NORTH BEDFORDSHIRE HERITAGE TRAIL AND BEDFORDSHIRE GOLF CLUB (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 36)

Views from elevated positions to the northwest of the Site have a broad aspect overlooking the flatter landscape to the southeast. The rolling landform is created by a series of shallow ridgelines which are substantially undeveloped. However, within the middle distance, the rooflines of a number of large warehouses are visible, interrupted by trees or blocks of woodland in the intervening landscape. In the far distance, and forming the horizon, is higher ground to the southeast of Bedford.

Sensitivity

Occupants of residential properties typically place great importance to their views. Given the elevated position and open views within the wider landscape, views are assessed as having Medium value.

As a result of large sheds and warehouses within the middle distance being present within views, susceptibility to change is assessed as Medium.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Medium.

Mitigation

No specific mitigation is proposed, however proposed perimeter planting along the boundary of the Site would provide some screening to lower elements within the Site and contribute to integrating some of the large buildings within the landscape. The proposed articulated skyline would also help to break up the outline of the Proposed Development.

Magnitude of Change

Construction Phase

Construction activities associated with the Primary Phase, comprising cranes and the emerging built structures would be visible in views experienced by receptors in this location. This would arise within the context of existing warehouse-type development within the middle distance. Construction activities visible would be of small scale and geographical extent and medium term in duration.

Night-time effects would arise as a result of lighting associated with construction activity but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow associated with lighting would likely remain to the southeast.

The magnitude of change during the Construction Phase is assessed as Low.

Operation (Year 1 and Year 15)

The upper elements of the Proposed Development within the Core Zone (comprising components up to maximum height of 115m in height in limited areas, combined with further development up to a maximum height of 75m) would be visible in views experienced by receptors in this location but would be perceived within the context of existing large warehousing within the middle distance. The

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is

RECEPTOR: RESIDENTIAL RECEPTORS TO THE NORTHWEST, RECREATIONAL RECEPTORS ALONG PROW, THE NORTH BEDFORDSHIRE HERITAGE TRAIL AND BEDFORDSHIRE GOLF CLUB (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 36)

Core Zone is anticipated to occupy a perceptible portion of the view with those tallest 115m elements forming a distinctive and articulated outline and would slightly change the composition of existing views. This would expand to the north with the build out of the Lake Zone, the limited tallest elements of which would rise to 75m, within the context of existing large-scale development.

The operational effects of the Proposed Development would be of small scale and of medium geographical extent and long term in duration.

The magnitude of change during the Operational Phase is assessed as Low.

Night-time effects in Years 1 and 15 would arise as a result of new light sources within the Core and emerging Lake Zones but would be mitigated through lighting design measures as set out in the **Design Standards (Document Reference 6.3.0)** which accompanies the Proposed Development. Some awareness of skyglow to the southeast would be perceived within the context of existing skyglow associated with Wootton, Kempston and the existing industrial estate.

assessed as **Slight Adverse**, which is **Not Significant**.

RECEPTOR: RECREATIONAL RECEPTORS AT BOX END PARK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 37)

Views associated with Box End Park are typically enclosed by a combination of landform and surrounding woodland, particularly to the south. The lakes are used for wakeboarding and waterskiing water sports which has various jumps and cable pulls along the length of the lake. There is also a restaurant and water sports centre on the edge of the lake. Kempston Church End tower is just visible above the treeline to the south of the lake and likely to be screened more when trees are in full leaf.

Sensitivity

Views within the context of the lake with its focus on activity and the lake itself are enclosed and broader appreciation of the views is limited. The value of the views experienced by these receptors is assessed as Low.

Although there is a lack of significant built form present within views, given that receptors are engaged in recreational activities where the view of the surroundings is secondary to the enjoyment of the activity, receptors are considered to be of Low susceptibility.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as Low.

Mitigation

No specific mitigation is proposed.

Magnitude of Change

Construction Phase

Construction activities are unlikely to be visible in views experienced by receptors in this location, due to intervening vegetation and appreciable distance between construction activity and the location of the receptor. Any construction activities visible would be short to medium term.

Night-time effects are unlikely to arise as a result of lighting associated with construction activity.

The magnitude of change during the Construction Phase is assessed as No Change.

Operation (Year 1 and Year 15)

The Proposed Development is not likely to be visible in views experienced by receptors in this location due to intervening vegetation and appreciable distance between the Proposed Development and the location of the receptor. The operational effects of the Proposed Development would be long term.

Night-time effects are unlikely to arise as a result of lighting associated with the Proposed Development.

The magnitude of change during the Operational Phase is assessed as No Change.

Significance

Construction Phase

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is assessed as **Neutral**, which is **Not Significant**.

RECEPTOR: RESIDENTIAL RECEPTORS ASSOCIATED WITH THE SOUTHERN MARGINS OF GREAT DENHAM, RECREATIONAL USERS OF THE NORTH BEDFORDSHIRE HERITAGE TRAIL, AND GREAT DENHAM COUNTRY PARK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 38)

Views experienced by these receptors are typically open and far reaching, due to the extent of flat open space in the foreground of views, giving expansive views of the sky. The horizon is formed by mature, tall tree planting; albeit broadleaf, the vegetation being sufficiently dense to screen further views towards the Site.

Sensitivity

Occupants of residential properties typically place great importance to their views. Residential receptors have views to the south across open space, playing fields and newly planted woodlands. Users of the North Bedfordshire Heritage Trail predominately experience more enclosed views of woodland associated with the River Great Ouse. As the trail extends northwards views become increasingly open with views of open fields and trees. Pylons, local roads including lighting columns and residential properties detract from the overall scenic quality. The value of the views experienced by the receptors is therefore assessed as Medium.

The surrounding landscape is an important contributor to the enjoyment of local residents and recreational users and associated views and there is an absence of existing substantial built form. The susceptibility of the receptor is therefore assessed as High.

Based on the value and susceptibility, the sensitivity of the receptor is assessed as High.

Mitigation

No specific mitigation is proposed.

Magnitude of Change

Construction Phase

Only the upper parts of the tallest structures within the Core Zone would be potentially visible in the distance above the intervening tree line and would likely be screened by foliage in the summer months. Construction activities would be small in scale, of negligible geographical extent, and medium term in duration.

Some awareness of additional skyglow as a result of construction activity to the south would potentially be evident for local residents, however existing lighting associated with Kempston in the intermediate landscape is anticipated to limit this.

The magnitude of change during the Construction Phase is assessed as Low.

Operation - Year 1 and Year 15

Taller emerging structures within the Lake Zone as part of the full build out, along with the upper parts of the tallest structures within the Core Zone would be potentially visible in the distance and would likely be screened by foliage in the summer months. Immature planting within the immediate landscape is anticipated to continue to mature and grow, further limiting views to the south by Year 15.

Significance

Construction Phase

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation - Year 1

The effect on this receptor is assessed as **Slight Adverse**, which is **Not Significant**.

Operation Year 15

The effect on this receptor is

RECEPTOR: RESIDENTIAL RECEPTORS ASSOCIATED WITH THE SOUTHERN MARGINS OF GREAT DENHAM, RECREATIONAL USERS OF THE NORTH BEDFORDSHIRE HERITAGE TRAIL, AND GREAT DENHAM COUNTRY PARK (REFER TO REPRESENTATIVE VIEWPOINT NUMBER: 38)

<p>The Proposed Development would be small in scale, of negligible geographical extent, and long term in duration.</p> <p>The magnitude of change during the Operational Phase is assessed as Low.</p> <p>Some awareness of additional skyglow to the south would potentially be evident for local residents but would be mitigated through lighting design measures as set out in the Design Standards (Document Reference 6.3.0) which accompanies the Proposed Development, furthermore existing lighting associated with Kempston in the intermediate landscape is anticipated to also limit the effect.</p>	<p>assessed as Slight Adverse, which is Not Significant.</p>
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