

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<b>VIEWPOINT 1:</b>  <b>VIEW FROM THE FIELD TO THE SOUTH OF ICKENHAM MANOR (GRADE I)</b>  <b>Receptors:</b> Walkers Visitors or residents of Heritage Assets  <b>Direction of View:</b> South West  <b>Grid Reference:</b> E:508223, N:185269  AOD +36m	<p>This is taken from a relatively open field to the south of the Ickenham Manor due to the restricted access to the listed building.</p> <p>The foreground views comprise a small sized pasture field on a relatively flat landform. There are partial and filtered views of Long Lane Farm which is situated to the center and right of the middle ground. A tall telecom mast is seen as a prominent feature over a levelled horizon which consists of layers of hedgerows and hedgerow trees offering wooded character.</p> <p>The Site is situated in the background and is not visible from this location. It is anticipated that the Site is not visible from within the private estate of the Ickenham Manor due to the additional screening provided by its own well established boundary vegetation.</p>	<b>Value</b> The paths in the fields are not designated as PRow however, they are used by local walkers. A large proportion of this field is designated as a Nature Conservation Site of Grade II Importance, so of local value. Therefore, their value is considered to be <b>Medium</b> .  Ickenham Manor is a Grade I Listed Building and Ickenham Manor Farm is a Scheduled Monument, both of which are designated as heritage assets of national importance. In general, the surrounding landscape does form part of the setting of these heritage assets and views of the landscape setting provides contribution to the significance of the assets. Therefore, their value is considered to be <b>Very High</b> .	Walkers: <b>High</b>  Visitors and Residents of Heritage Assets <b>Moderate</b>
		<b>Susceptibility</b> For walkers, views are largely constrained to the field represented by this viewpoint, so appreciation of landscape views does form part of their journey and the paths are only used by local people. The nature of development proposed would protrude above the skyline, therefore, the susceptibility of these views is considered to be <b>High</b> .  The setting of the Nature Conservation Site forms part of the setting to Ickenham Manor Farm and Ickenham Manor. However, these two heritage assets are sited in a well enclosed setting, oriented away from the direction of the Site, therefore, their susceptibility is considered to be <b>Low</b> .	
		<b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b>	<b>EFFECT</b>
		<b>During Construction</b> There will be partial views of the construction activities including views of tall visually detracting features such as cranes, piling rigs, scaffolding and emerging built form, seen over the canopies of the layers of vegetation across the fields. The construction activities will introduce some uncharacteristic elements into the current view however, these elements will only be extended over a medium proportion of the current view. Given the views of the existing telecom mast and the large farm complex at a much closer distance, the impact generated from the construction activities will be less prominent from the viewpoint and considerably more reduced from within the private estate of Ickenham Manor and Ickenham Manor Farm. Overall, the magnitude of impact is considered to be <b>Medium Adverse</b> to the walkers and <b>Small Adverse</b> for the visitors and residents of the Heritage Assets.	<b>Temporary</b>  Walkers: <b>Moderate Adverse</b>  Visitors and Residents of Heritage Assets: <b>Minor Adverse</b>
		<b>At Completion (Year 0) and (Year 15)</b> At completion, there will be additional built form increasing the height of the skyline, with contemporary apartment blocks up to 11 storeys seen above the existing profile formed by the layers of trees. This addition will alter a medium proportion of the current baseline view and will inevitably increase the urban context, given that the green infrastructure proposals will not provide screening of the taller built form. However, located between Ickenham and North Hillingdon and adjacent to the A40 and railway, the local landscape has already been heavily influenced by the urban elements and major infrastructure. Views of additional buildings will not result in a great contrast. Overall, the magnitude of impact remains <b>Medium Adverse</b> to the walkers and <b>Small Adverse</b> for the visitors and residents of the Heritage Assets.	<b>Short to Long Term</b>  Walkers: <b>Moderate Adverse</b>  Visitors and Residents of Heritage Assets: <b>Minor Adverse</b>

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<b>VIEWPOINT 2:</b>  <b>VIEW FROM HILLINGDON TRAIL/ FREEZELAND WAY A437</b>  <b>Receptors:</b> Walkers Pedestrian, cyclists, road users Residents  <b>Direction of View:</b> North West  <b>Grid Reference:</b> E:509234, N:184600  AOD +35m	<p>This view is taken from the Hillingdon Trail at the junction with the pedestrian and cycle lane along the southern edge of Freezeland Way.</p> <p>The view is dominated by the transport corridor of Freezeland Way (to the right) with its associated footpath and cycle lane (to the left). To the far left corner, the Hillingdon Trail extends southwards through the residential edge of the settlement along Windsor Avenue and Granville Road. There are filtered views of the allotments that lie between the cycle lane and the rear gardens of the properties on Granville Road. To the left, a dense belt of woodland is located to the opposite side of Freezeland Way denoting the boundary of the Green Belt.</p> <p>The Site is situated to the background and is not visible from this viewpoint.</p>	<p><b>Value</b>  There is no landscape and cultural designation associated with the view. Hillingdon Trail is a 20 mile long path through Hillingdon's countryside. People walking along the Hillingdon Trail pass through woods, fields, meadows, parks, open space as well as crossing busy transport infrastructures and urban areas. In this particular location, the landscape is of poor scenic quality and with no sense of tranquility. Therefore, for these users, their value is considered to be <b>Medium</b>.</p> <p>For pedestrians, cyclists and road users, these views are transient and considered to be of local importance at most, with receptors focused largely on the route ahead. Their value is considered to be <b>Very Low</b>.</p> <p>Residents have a proprietary interest in their views, and therefore their value is considered to be <b>High</b>.</p>	<p>Walkers  <b>Moderate</b></p> <p>Pedestrian, cyclist &amp; road users  <b>Low</b></p> <p>Residents  <b>High</b></p>
		<p><b>Susceptibility</b>  For walkers, their appreciation of the surrounding landscape or townscape forms a very important part of their experience. However, at this particular location, when travelling across the busy the A40 and its slip road Freezeland Way into the residential area of North Hillingdon, they will have very limited views of their surroundings and the appreciation of views is of limited importance to their journey at this point. Therefore, their susceptibility is considered to be <b>Low</b>.</p> <p>For pedestrians, cyclists and road users, the views of the surrounding landscape and townscape is of limited importance of their journey. Therefore, their susceptibility is considered to be <b>Low</b>.</p> <p>Residents are set back from the Freezeland Way and their views are comparatively less contained by the roadside vegetation. Therefore, they will have direct and filtered views of the Proposed Development, seen in the middle distance, with susceptibility considered to be <b>Medium</b>.</p>	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		<p><b>During Construction</b>  There would be temporary direct and/or filtered views of the construction activities and emerging built form seen above and/or through the layers of intervening vegetation. This addition would alter a small proportion of the current baseline view and introduce a minimum degree of contrast. There will also be construction traffic seen along Freezeland Way, introducing temporary uncharacteristic elements. For residents, the construction activities are less visible from ground floor due to the degree of screening provided by intervening vegetation within their rear gardens, adjacent allotments and along Freezeland Way. Overall, the magnitude of impact is considered to be <b>Small Adverse</b>.</p>	<p><b>Temporary</b></p> <p>Walkers  <b>Minor Adverse</b></p> <p>Pedestrian, cyclist &amp; road users  <b>Minor to Negligible Adverse</b></p> <p>Residents  <b>Minor to Moderate Adverse</b></p>
		<p><b>At Completion (Year 0) and (Year 15)</b>  At completion, views of the Proposed Development will be heavily filtered due to the screening provided by foreground layers of vegetation and distance to the Site, and if any remained, they will be seen in the context of the existing settlement edge. This addition will alter a very small proportion of the current visual baseline. Therefore, the magnitude of impact is considered to be <b>Negligible Adverse</b> for walkers, pedestrians, cyclists and road users. However, for residents, views of the Proposed Development will be similar to that of the construction stage, as the new planting will not be able to screen the upper extent of the new built form. Therefore, the magnitude of impact remains <b>Small Adverse</b>.</p>	<p><b>Short to Long Term</b></p> <p>Walkers  <b>Negligible Adverse</b></p> <p>Pedestrian, cyclist &amp; road users  <b>Negligible Adverse</b></p> <p>Residents  <b>Minor to Moderate Adverse</b></p>

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<b>VIEWPOINT 3a:</b>  <b>VIEW FROM FREEZELAND WAY</b>  <b>Receptors:</b> Pedestrian, cyclists and road users Residents  <b>Direction of View:</b> North West  <b>Grid Reference:</b> E:507830, N:184735  AOD +35m	These views are taken from Freezeland Way to the south east and south of the Site, representing the sequential views of pedestrians, cyclists and road users as well the views of the nearby residents.  Both Viewpoint 3a and 3b are dominated by the wide highway corridor of Freezeland Way. On the opposite side of Freezeland Way, the dense mature vegetation screens views of the Site. To the far left corner of the view, the junction of Freezeland Way and Long Lane with its many associated tall lighting columns are visible  The Site is situated behind the roadside vegetation and mostly not visible from these two locations. The very south western corner of the Site is seen in both views to the left side, where the big willow tree and the existing access point are located.	<b>Value</b> There is no landscape and cultural designation associated with the view. For pedestrians, cyclists and road users, their views are transient and considered to be of local importance at most, with users focused largely on the immediate urban setting and road ahead. Therefore, their value is considered to be <b>Very Low</b> . For residents, they have a proprietary interest in their views, therefore their value is considered to be <b>High</b> .	Pedestrians, cyclists & road users <b>Low</b>  Residents <b>High</b>
		<b>Susceptibility</b> For pedestrians, cyclists and road users, views of the surrounding landscape and townscape is of limited importance to their journey, with existing vegetation along Freezeland Way providing a significant degree of screening and the broad carriageway of Freezeland Way forming a significant urbanizing effect, therefore their susceptibility is considered to be <b>Low</b> . For residents, they have direct and/or partial views of the Proposed Development, but they will be seen beyond the detracting and busy highway corridor of Freezeland Way. Therefore, their susceptibility is considered to be <b>Medium to High</b> .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		<b>During Construction</b> There would be temporary direct views of the higher construction activities / plant / cranes as well as emerging built form, above the existing tree canopies. Ground level construction work would be heavily filtered apart from those to the very south western corner. This addition would alter a large proportion of the current view and would be seen beyond the existing busy Freezeland Way. There will also be views of temporary construction traffic bringing uncharacteristic elements. Therefore, the magnitude of impact is considered to be <b>Large Adverse</b> .	<b>Temporary</b>  Pedestrians, cyclists & road users <b>Minor to Moderate Adverse</b>  Residents <b>Major Adverse</b>
<b>VIEWPOINT 3b:</b>  <b>VIEW FROM FREEZELAND WAY</b>  <b>Receptors:</b> Pedestrian, cyclists and road users Residents  <b>Direction of View:</b> North  <b>Grid Reference:</b> E:507746, N:184781  AOD +35m		<b>At Completion (Year 0) and (Year 15)</b> At completion, the visual receptors will experience direct views of the Proposed Development which would comprise varying heights of built form, mostly seen above the existing tree canopies. There will also be direct views of new areas of public realm a land mark building situated in the south western corner, offering an enhancement to townscape character. The new street planting will also improve visual amenity at the street level. Overall, the magnitude of impact will improve to <b>Medium Adverse</b> .	<b>Short to Long Term</b>  Pedestrians, cyclists & road users <b>Minor Adverse</b>  Residents <b>Moderate Adverse</b>

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<p><b>VIEWPOINT 4a:</b></p> <p><b>VIEW FROM LONG LANE A437 / NORTH HILLINGDON</b></p> <p><b>Receptors:</b> Pedestrians, cyclists and road users</p> <p><b>Direction of View:</b> North</p> <p><b>Grid Reference :</b> E:507638, N:184563</p> <p>AOD +35m</p> <p><b>VIEWPOINT 4b:</b></p> <p><b>Grid Reference :</b> E:507635, N:184689</p> <p>AOD +35m</p> <p><b>VIEWPOINT 4c:</b></p> <p><b>Grid Reference :</b> E:507627, N:184712</p> <p>AOD +35m</p>	<p>This view is taken from Long Lane to the south of the Site, representing sequential views when travelling northwards along the Long Lane.</p> <p>The views are dominated by the wide highway corridor of Long Lane, showing a change in land use from mainly detached houses (4a) to a small mixed use local centre of terraced built form (4c). It is also evident that, from 4a to 4c, the grass verge and street trees become considerably less prevalent until there are no street trees at all in the current local centre.</p> <p>The Site is not visible in Viewpoint 4a and 4b and only the very western part of the Site is visible in Viewpoint 4c, seen beyond the busy Long Lane and its junction with Freezeland Way.</p>	<p><b>Value</b></p> <p>There is no landscape and cultural designation associated with the view. For pedestrians, cyclists and road users, their views are transient and considered to be of local importance at most, with users focused largely on the immediate urban setting and road ahead. Therefore, their value is considered to be <b>Very Low</b>.</p>	<p>Pedestrians, cyclists &amp; road users</p> <p><b>Low</b></p>
		<p><b>Susceptibility</b></p> <p>For pedestrians, cyclists and road users, the views of surrounding landscape and townscape is of limited importance of their journey. There will be some partial or filtered views of the Proposed Development. Therefore, their susceptibility is considered to be <b>Low</b>.</p>	
		<p><b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b></p> <p><b>During Construction</b></p> <p>There will be direct views of the construction activities – in particular for Viewpoint 4c, which lies closest to the Site – including cranes, piling rigs, scaffolding, hoarding and emerging built form, along with construction traffic and signage along Freezeland Way and Long Lane. There will be comparatively less impact from Viewpoint 4b and 4a, as views of construction activities would be increasing screened by the existing built form along Long Lane with only the upper extent of the tall construction elements visible in the middle distance. The change will result in a range of small to medium alterations to the current sequential views, seen in the context of the existing wide and busy highways and urban context. Overall, the magnitude of impact is considered to be <b>Medium Adverse</b>.</p>	<p><b>EFFECT</b></p> <p><b>Temporary</b></p> <p>All receptors: <b>Minor Adverse</b></p>
		<p><b>At Completion (Year 0) and (Year 15)</b></p> <p>At completion, there will be additional built form increasing the height of the current skyline with temporary apartment blocks up to 11 storeys seen beyond the existing local centre, serving as a landmark feature and backdrop. Views of the Proposed Development will be partial and filtered at Viewpoints 4a and 4b altering a very small proportion of the visual baseline. From Viewpoint 4c, there will be some direct views of the new buildings to the western edge of the Site including the views of the new public realm that forms part of the gateway feature. Together with proposed green infrastructure, this will considerably improve the current townscape and street scene. There will only be partial views of new apartment blocks to the centre and east of the Site, due to the screening provided by the existing built form and the decrease in the storey heights of the Proposed Development. It is inevitable that the Proposed Development will introduce additional built form with considerably higher storeys compared to the current local centre, but it will be balanced by an achievement of a unified and unique character that is provided by the high quality landmark development. Overall, the magnitude of impacts is considered to be <b>Small Adverse</b>.</p>	<p><b>Short to Long Term</b></p> <p>All receptors: <b>Negligible to Minor Adverse</b></p>

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<b>VIEWPOINT 5a:</b>  <b>VIEW FROM LONG LANE B466</b>  <b>Receptors:</b> Pedestrians, cyclists and road users  <b>Direction of View:</b> South  <b>Grid Reference:</b> E:507711, N:185327  AOD +35m  <b>VIEWPOINT 5b:</b>  <b>Grid Reference:</b> E:507666, N:185250  AOD +37m  <b>VIEWPOINT 5c:</b>  <b>Grid Reference:</b> E:507717, N:185091  AOD +40m	<p>These views are taken from Long Lane to the north of the Site, representing sequential views when travelling from Ickenham toward Hillingdon along Long Lane.</p> <p>Viewpoint 5a is taken at the ground level of Ickenham, with Viewpoints 5b and 5c taken as Long Lane rises to bridge over the A40.</p> <p>The views are dominated by the highway corridor of Long Lane as it takes users from the settlement of Ickenham (5a) towards the North Hillingdon local centre - led through the multi levelled transport interchange (5b and 5c).</p> <p>The Site is not visible from Viewpoints 5a and 5b due to the screening provided by the residential built form and dense / mature roadside vegetation. From Viewpoint 5c, the tree canopies to the eastern edge of the Site are visible.</p>	<b>Value</b> Viewpoints 5a & 5b lie within the Ickenham Conservation Area but there are no views of the Site or Proposed Development from these locations. There is no landscape and cultural designation associated with Viewpoint 5c. For pedestrians, cyclists and road users, their views are transient and considered to be of local importance at most, with users focused largely on the immediate urban setting and road ahead. Therefore, their value is considered to be <b>Very Low</b> .	Pedestrians, cyclists & road users <b>Negligible</b>
		<b>Susceptibility</b> For pedestrians, cyclists and road users, views of the surrounding landscape and townscape is of limited importance of their journey, particularly as they pass through the large highway infrastructure junctions alongside the A40 – with views down on the M40 and over toward the railway station and line, therefore their susceptibility is considered to be <b>Very Low</b> .	
		<b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b>  <b>During Construction</b> There would be temporary direct views of the higher construction activities / plant / cranes and emerging built form, above the existing tree canopies. Ground level construction work would be heavily filtered. This addition would alter a small to large proportion of the current view when travelling from Viewpoint 5b to 5c, and would be seen beyond the existing busy Long Lane and its junction with the A40. There will also be views of construction traffic and site hoarding but all of these activities will be screened in Viewpoints 5a and 5b. For Viewpoint 5c, the magnitude of impact is considered to be <b>Large Adverse</b> .	<b>Temporary</b>  All receptors: <b>Negligible to Minor Adverse</b>
		<b>At Completion (Year 0) and (Year 15)</b> At completion, there will be additional built form increasing the height of the current skyline with contemporary apartment blocks up to 11 storeys, seen beyond Long Lane and its associated roadside vegetation. There are unlikely to be any views of the Proposed Development from Viewpoints 5a and 5b, due to the degree of intervening built form and vegetation. From Viewpoint 5c, there will be direct views of the upper extent of the Proposed Development, seen above the existing tree canopies beyond the north west sides of the Site, with this vegetation helping to 'ground' the development. It is inevitable that the Proposed Development will serve as a new gateway and focus on entrance into North Hillingdon, providing enhancement to the local centre and a positive feature improving the townscape and drawing attention from the existing detractors of transport infrastructure. On balance, the magnitude of impact is considered to be <b>Small Adverse</b> .	<b>Short to Long Term</b>  All receptors: <b>Negligible Adverse</b>



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<b>VIEWPOINT 6: VIEW FROM HILLINGDON STATION PEDESTRIAN BRIDGE</b>  <b>Receptors:</b> Railway commuters  <b>Direction of View:</b> South East  <b>Grid Reference</b> E:507593, N:185025  AOD +40m	<p>This view is taken from an elevated position of the pedestrian bridge that connects Hillingdon Station to Long Lane.</p> <p>The view is dominated by the built form of pedestrian bridge, the Swallow Public House, the station car park seen below at the ground level and extensive areas of established vegetation including mature trees to the south east of the station. There are glimpses of the rooflines of buildings in the current local centre.</p> <p>This Site is not visible from this location. However, the western boundary vegetation can be seen to the left of the view, beyond the Swallow Public House.</p>	<b>Value</b> There is no landscape and cultural designation associated with the view. For railway commuters, their views are transient and considered to be of local importance at most, with users focused largely on the route in and out of the station. Therefore, their value is considered to be <b>Very Low</b> .	Railway Commuters  <b>Low</b>
		<b>Susceptibility</b> For railway commuters, views of the surrounding landscape and townscape is of limited importance to their journey, particularly as they pass over the multi-level transport routes of the railway line and A40 – and the disparate mix of materials used for the various bridges and abutments – serving as detractors to the view and townscape. Therefore, their susceptibility is considered to be <b>Low</b> .	
		<b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b>  <b>During Construction</b> There will be partial views of construction activities, including views of tall visually detracting features such as cranes, scaffoldings and emerging built form, seen over the existing built form of the Swallow Public House, and intervening vegetation. These activities will alter a large proportion of the current visual baseline and introduce uncharacteristic and intrusive elements into the skyline. In addition, there will also be partial views of the construction traffic along Long Lane. Overall, the magnitude of impact is considered to be <b>Large Adverse</b> .	<b>EFFECT</b>  <b>Temporary</b>  Railway Commuters <b>Minor Adverse</b>
		<b>At Completion (Year 0) and (Year 15)</b> At completion, there will be additional built form increasing the height of the skyline, with contemporary apartment blocks up to 11 storeys seen above the existing roofline and tree canopies in the middle distance. This addition will alter a large proportion of the current baseline view and will inevitably bring a much stronger urban context, providing a positive feature improving the townscape and drawing attention from the existing detractors of transport infrastructure. The Proposed Development will form a landmark development and focal point when entering the North Hillingdon from the Hillingdon Station, assisting to link the urban context of the station to the Local Centre. This will be a positive change and enhancement to a currently poor and disparate area of townscape. On balance, the magnitude of impact is considered to be <b>Small Adverse</b> .	<b>Short to Long Term</b>  Railway Commuters <b>Minor Adverse</b>

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<b>VIEWPOINT 7:</b>  <b>VIEW FROM METROPOLITAN GREEN BELT ADJACENT TO EASTERN BOUNDARY OF THE SITE</b>  <b>Receptors:</b> Walkers  <b>Direction of View:</b> North West  <b>Grid Reference</b> E:507888, N:184791  AOD +35m	This view is taken from the green field to the east of the Site, which is designated as Metropolitan Green Belt.  The view demonstrates the extent of existing vegetation along the eastern boundary of the Site, where it bounds with the Green Belt.  The Site is visible from this location, however, views of the central and western parts of the Site are constrained.	<b>Value</b> The viewpoint is taken from the area designated as a Nature Conservation Site of Borough Grade I Importance and lies within the Green Belt. However, there are no designated public rights of way or paths through the field and the area is not visited frequently. Therefore, the value is considered to be <b>Low</b> .	Walkers <b>Low</b>
		<b>Susceptibility</b> There are limited views of the wider landscape, due to the extent of mature vegetation along the boundaries of the field, including that alongside the A40 and its slip road. The sense of tranquility is severely degraded by the nearby A40. Therefore, susceptibility if these views is considered to be <b>Low</b> .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		<b>During Construction</b> There would be temporary direct views of the higher construction activities / plant / cranes as well as emerging built form, above the existing tree canopies and seen across the width of the view. Ground level construction work will be heavily filtered or screened, due to the retention of existing vegetation. This addition would alter a large proportion of the current view, seen in the close distance. There will also be filtered views of temporary construction traffic bring uncharacteristic elements. Therefore, the magnitude of impact is considered to be <b>Large Adverse</b> .	<b>Temporary</b>  Walkers <b>Minor Adverse</b>
		<b>At completion (Year 0) and Post Mitigation Establishment (Year 15)</b> The existing boundary vegetation will be retained and reinforced to offer a robust green edge to the Site. The Proposed Development comprises built form to various heights, with the heights of buildings located close to the Green Belt land constrained to 4–5 storeys, with a 'green finger' to penetrating into the development, helping to soften the setting of new built form. The establishment of new planting will help to improve visual amenity at the street level but will not be able to screen the upper extents of the new buildings. The Proposed Development will still occupy a large proportion of the current visual baseline. Therefore, the magnitude of impact is considered to be <b>Large Adverse</b> .	<b>Short Term/Long Term</b>  Walkers <b>Minor Adverse</b>

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<b>VIEWPOINT 8:</b>  <b>VIEW FROM CELANDINE ROUTE / HERCIES ROAD</b>  <b>Receptors:</b> Residents Walkers Pedestrian, cyclists and road users  <b>Direction of View:</b> North East  <b>Grid Reference</b> E:507140, N:184688  AOD +40m	<p>This view is taken from Hercies Road where it joins the Celandine Route.</p> <p>The view is dominated by the residential street of Hercies Road, where the detached houses are set well back from the road, and enclosed to the front by low brick walls and hedges with occasional large trees planted in the front gardens.</p> <p>The Site is not visible from this location.</p>	<p><b>Value</b>  There is no landscape / townscape related designation associated with this view. The residential street does present a unified character, formed by similar building typologies and landscape components.</p> <p>The Celandine Route is largely a traffic tree route that mostly follows the River Pinn. However, this part of the route cuts through the residential edge of the settlement, leading to the centre of Hillingdon. The scenic quality and tranquility are degraded locally as result of the close proximity to the railway and A40 highway. Therefore, for walkers, their value is considered to be <b>Medium</b>.</p> <p>Residents have a proprietary interest in their views, therefore, their value is considered to be <b>High</b>.</p> <p>For pedestrians, cyclists and road users, these views are transient and considered to be of local importance at most, with receptors focused largely on the route ahead. Their value is considered to be <b>Very Low</b>.</p>	<p>Walkers <b>Moderate</b></p> <p>Residents <b>Moderate</b></p> <p>Pedestrian, cyclists &amp; road users <b>Low</b></p>
		<p><b>Susceptibility</b>  Views of the development on the Site will be very limited from this location due to the extent of intervening built form and vegetation.</p> <p>For walkers, their appreciation of the surrounding landscape or townscape forms a very important part of their experience. However, at this particular location, when travelling across the residential edge of the settlement, their views will change to form a rural landscape to a suburban townscape. Therefore, their susceptibility is considered to be <b>Medium</b>.</p> <p>Residents will have very limited oblique views of development on the Site from the upper levels of the dwellings. Therefore, their susceptibility is considered to be <b>Small</b>.</p> <p>For pedestrians, cyclists and road users, the views of the surrounding landscape and townscape is of limited importance of their journey. Therefore, their susceptibility is considered to be <b>Small</b>.</p>	
		<b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b>	<b>EFFECT</b>
		<p><b>During Construction, At Completion (Year 0) &amp; Post Mitigation Establishment (Year 15)</b>  Views of construction activity and of the complete development will be limited to glimpses amongst intervening built form and vegetation, altering a very small proportion of the current view, due to the distance to the Proposed Development. The magnitude of change is considered to be <b>Negligible Adverse</b>.</p>	<p><b>Temporary, Short &amp; Long Term</b></p> <p>All Receptors <b>Negligible Adverse</b></p>



RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY	
<b>VIEWPOINT 9: VIEW FROM WESTERN AVENUE SLIP ROAD BRIDGE OVER THE A40</b>  <b>Receptors:</b> Pedestrians, cyclists and road users  <b>Direction of View:</b> South East  <b>Grid Reference</b> E:507271, N:185102  AOD +45m	This view is taken from the bridge over the A40 at an elevated position compared to the Site level.  The view is dominated by the A40 highway corridor and its embankments and dense vegetation. In the near distance, there are direct views of the railway bridge and Long Lane bridge over the A40.  The Site is not visible from this location.	<b>Value</b> There is no landscape or townscape related designation associated with this view. Influenced by the busy transport network, scenic quality and tranquility in this location are really poor. Therefore, the value of this view is considered to be <b>Very Low</b> .		All Receptors <b>Negligible</b>	
		<b>Susceptibility</b> People travelling along Western Avenue are often travelling at high speed and the appreciation of the wider landscape does not form part of their experience. Therefore, their susceptibility is <b>Very Low</b> .			
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)			EFFECT
		<b>During Construction, At Completion (Year 0) &amp; Post Mitigation Establishment (Year 15)</b> There will be partial views of the upper level of construction activities including views of cranes, piling rigs and scaffolding, seen in the near to middle distance – set behind the highway bridges and embankment vegetation of the A40. At completion, there will be additional built form increasing the height of the current skyline, with contemporary apartment blocks up to 11 storeys, also seen in this context. This addition will alter a small proportion of the current view, which would be seen as a glimpse at most as vehicles pass over the bridge. Therefore, the magnitude of impact is considered to be <b>Small Adverse</b> .			

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<b>VIEWPOINT 10:</b>  <b>VIEW FROM THE GROVE / THE CHASE / ICKENHAM CONSERVATION AREA</b>  <b>Receptors:</b> Residents Visitors to Heritage Assets Pedestrian, cyclists and road users  <b>Direction of View:</b> South East  <b>Grid Reference</b> E:507232, N:185244  AOD +40m	<p>This is taken from The Grove on the edge of the Ickenham Conservation Area.</p> <p>The view is dominated by the residential street of The Grove, where the detached houses are mostly 1.5 storey and are set well back from the road. The front gardens are well managed with low brick walls and ornamental planting with incidental trees.</p> <p>The Site is not visible from this location.</p>	<b>Value</b> The viewpoint is located on the edge of the Ickenham Conservation Area. The residential street presents a unified character formed by similar building typologies and landscape components.  Residents have a proprietary interest in their views, and therefore their value is considered to be <b>High</b> .  For visitors to the conservation area, views of the surrounding townscape do provide a contribution to their experience, therefore their value is considered to be <b>High</b> .  For pedestrians, cyclists and road users, these views are transient and considered to be of local importance at most, with receptors focused largely on the route ahead. Their value is considered to be <b>Very Low</b> .	Residents <b>Moderate</b>  Visitor to Heritage Assets <b>Moderate</b>  Pedestrian, cyclist & road users <b>Low</b>
		<b>Susceptibility</b> Views of development on the Site will be very limited from this location due to the extent of intervening built form, vegetation and distance from the Site. Therefore, susceptibility is considered <b>Low</b> for all receptors.	
		<b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b>	<b>EFFECT</b>
		<b>During Construction, At Completion (Year 0) &amp; Post Mitigation Establishment (Year 15)</b> Views of construction activities and of the complete development will be very limited at this distance, due to the extent of intervening vegetation and built form and the distance to the Proposed Development. The magnitude of change is considered to be <b>Negligible Adverse</b> .	All Receptors  <b>Negligible Adverse</b>

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
<b>VIEWPOINT 11:</b>  <b>VIEW FROM SWAKELEYS DRIVE</b>  <b>Receptors:</b> Residents Visitors to Heritage Assets Pedestrian, cyclists and road users  <b>Direction of View:</b> South East  <b>Grid Reference</b> E:507333, N:185461  AOD +40m	<p>This view is taken from Swakeley Drive within the Ickenham Conservation Area.</p> <p>The view is dominated by the residential street of Swakeleys Drive, which is characterised by the larger plots of detached houses with generous front gardens and some large mature street trees planted in a grass verge.</p> <p>The Site is not visible from this location.</p>	<b>Value</b> The viewpoint is located within the Ickenham Conservation Area. The residential street presents a unified character formed by similar building typologies and landscape components.  Residents have a proprietary interest in their views, and therefore their value is considered to be <b>High</b> .  For visitors to the conservation area, views of the surrounding townscape do provide a contribution to their experience, therefore their value is considered to be <b>High</b> .  For pedestrians, cyclists and road users, these views are transient and considered to be of local importance at most, with receptors focused largely on the route ahead. Their value is considered to be <b>Very Low</b> .		Residents <b>Moderate</b>  Visitor to Heritage Assets <b>Moderate</b>  Pedestrian, cyclist & road users <b>Low</b>
		<b>Susceptibility</b> Views of development on the Site will be very limited from this location due to the extent of intervening built form, vegetation and distance from the Site. Therefore, susceptibility is considered <b>Low</b> for all receptors.		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		<b>During Construction, At Completion (Year 0) &amp; Post Mitigation Establishment (Year 15)</b>  There would be no views of construction activities and of the completed built form from this location, due to the extent of intervening vegetation, built form and the distance to the Proposed Development. The magnitude of change is considered to be <b>Neutral</b>		All Receptors  <b>Neutral</b>

RECEPTOR	BASLINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
<b>VIEWPOINT 12:</b>  <b>VIEW FROM HILLINGDON ATHLETICS STADIUM</b>  <b>Receptors:</b> Users of sport facilities  <b>Direction of View:</b> East  <b>Grid Reference</b> E:506358 N:154858  AOD +55m	<p>This view is taken from adjacent to the running track in the stadium.</p> <p>The foreground views are dominated by the running track, enclosed by a weldmesh fence and lit by a number of flood lights. In the middle distance a belt of trees constrains views to the wider landscape beyond.</p> <p>The Site is not visible from this location.</p>	<b>Value</b> The athletic stadium forms part of the wider Hillingdon Sport and Leisure Complex, which is located within the Green Belt. The green space associated with the sports complex provides a publicly accessible open space at the local level. Therefore, the value of this view is considered to be <b>Medium</b> .		User of sport facilities  <b>Moderate</b>
		<b>Susceptibility</b> People using the sports facilities are largely focused on the sporting activities and an appreciation of the wider landscape does contribute to their experience. Therefore, their susceptibility is considered to be <b>Low</b> .		
		<b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b>		<b>EFFECT</b>  User of sport facilities  <b>Negligible Adverse to Neutral</b>
		<b>During Construction, At Completion (Year 0) &amp; Post Mitigation Establishment (Year 15)</b> Views of construction activities and of the complete development will be barely discernible at this location, due to the extent of intervening vegetation and the distance to the Proposed Development. Potentially, there might be occasional glimpses of rooftops, through the layers of intervening vegetation. The magnitude of change is considered to be <b>Negligible Adverse to Neutral</b> .		

RECEPTOR	BASILINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<b>VIEWPOINT 13:</b>  <b>VIEW FROM PUBLIC FOOTPATH U54 CLOSE TO CELANDINE ROUTE</b>  <b>Receptors:</b> Walkers Users of sports facilities  <b>Direction of View:</b> East  <b>Grid Reference</b> E:506307 N:185252  AOD +55m	This view is taken from public footpath U54 next to the sport ground to the north of the Hillingdon Sport and Leisure Complex.  There are relatively open views across the managed grassland of the complex in the foreground and middle ground, looking towards the centre of North Hillingdon. The landscape is well wooded in the middle distance, with partial and filtered views of the A40 and its associated bridges.  The Site is not visible from this location.	<b>Value</b> This piece of landscape lies within the Green Belt, crossed by public footpaths and the Celandine Route, this is an important local public open space. Therefore, for walkers and users of the sports facilities, the value of this view is considered to be <b>Medium</b> .	Walker <b>High</b>  User of sport facilities <b>Medium</b>
		<b>Susceptibility</b> People walking along the footpath are likely to be focused on the landscape and enjoyment of the surrounding landscape forms an important part of their journey. Therefore, their susceptibility is considered to be <b>High</b> . People using the sports facilities focus on the sport activities and appreciation of the wider landscape does contribute to their experience / playing. Therefore, their susceptibility is considered to be <b>Low</b> .	
		<b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b>	<b>EFFECT</b>
		<b>During Construction, At Completion (Year 0) &amp; Post Mitigation Establishment (Year 15)</b>  Views of construction activity and of the complete development will be limited to the very upper extent and seen through the layers of intervening vegetation in a great distance. The construction elements or new built form will result in a minor increase in the skyline but will be seen in the context of the North Hillingdon settlement and will not form a prominent feature. A very small proportion of the current view will be altered, seen in the context of the wider urban development of North Hillingdon. The landscape proposals will improve the visual amenity on the street level, however, they will not be able to screen the taller buildings. Therefore, the magnitude of the impact is considered to be <b>Very Low</b> .	<b>Temporary, Short to Long Term</b>  Walker <b>Negligible to Minor Adverse</b>  User of sport facilities <b>Negligible Adverse</b>