



Appendix 16-PD-3: Potential Representative Viewpoints

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Appendix 16-PD-3: Potential Representative Viewpoints

1. Introduction

- 1.1.1 The following **Table 1** identifies the potential viewpoint locations with reference to on **Figure 16-P2&3&4-2** in PEI Report **Volume 3**. It provides a short description of the baseline view, and notes whether the Proposed Development will not be visible from the viewpoint and will therefore not be taken forward for assessment within **Chapter 16: Landscape and Visual** in PEI Report **Volume 2**.

Table 1: Potential and representative viewpoint locations

Potential Viewpoint ID	Representative Viewpoint ID	Name and Location	Receptor Type	Elevation m (AOD)	Grid Reference	View
A	-	Hurley Primary School, Heanley Lane	Residential and road users	Not recorded	424837, 296050	This viewpoint has been discounted, as significant effects are unlikely from this location due to the distance from the Proposed Development and the intervening built form and vegetation.
B	-	Canal Towpath, Oxford Canal	Residential	Not recorded	452285, 265357	This viewpoint has been discounted due to the distance from the Proposed Development. Wolfhampcote Parish lies outside and approximately 400 m from the Preliminary Order Limits and there will be no impacts on PRow within the Parish.
C	-	Waterhall Park	Recreational	Not recorded	488188, 232650	This viewpoint has been discounted as an Indicative Non-Work Area lies within Waterhall Park, resulting in no impacts to visual amenity.
D	-	Stoke Hammond Conservation Area	Residential and road users	Not recorded	488661, 230003	This viewpoint has been discounted, as significant effects are unlikely from this location due to the distance from the Site and the intervening built form and vegetation. Stoke Hammond lies

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						approximately 1.8 km from the Preliminary Order Limits.
E	-	Great Brickhill Conservation Area & Register of Historic Parks and Gardens- Great Brickhill Manor	Recreational	Not recorded	490210, 230903	This location has been discounted as there is very limited visibility towards the Proposed Development from this location due to intervening landform and vegetation.
F	-	Register of Historic Parks and Gardens- Stockgrove Park	Recreational	Not recorded	491641, 229881	This location has been discounted as there is very limited visibility towards the Proposed Development from this location due to intervening landform and vegetation.
G	-	Bower Lane, Eaton Bray, Dunstable	Residential	Not recorded	498180, 220186	This location has been discounted as there is very limited visibility towards the Proposed Development from this location due to intervening landform and vegetation.

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H	-	Dunstable Road, Dagnall, Edlesborough	Residential	Not recorded	499531, 216947	This location has been discounted as there is very limited visibility towards the Proposed Development from this location due to intervening landform and vegetation.
I	-	Studham Lane, Dagnall, Edlesborough	Residential	Not recorded	500211, 216096	This location has been discounted as there is very limited visibility towards the Proposed Development from this location due to intervening landform and vegetation.
J	32	PRoW off Ivinghoe Beacon Viewpoint	Recreational	222	495995, 216852	A view from a PRoW off the Ivinghoe Beacon Viewpoint, lying within the Chilterns National Landscape, on elevated ground providing panoramic views, with the immediate foreground comprises grassland along the slope edge. The middle ground extends across a broad agricultural landscape characterised by open arable fields interspersed with hedgerows, scattered trees, and occasional woodland blocks. Settlement features are present, including scattered residential properties and

Potential Viewpoint ID	Representative Viewpoint ID	Name and Location	Receptor Type	Elevation m (AOD)	Grid Reference	View
						farmsteads within Ivinghoe and Ivinghoe Aston, together with a network of local roads showing intermittent vehicular movement. In the background, a moving wind turbine blade is visible breaking the skyline, while pylons and associated overhead lines are present but generally sit against the landform. To the east, the chalk hillside figure of the White Lion at Whipsnade Zoo is visible on the far slope. Long-distance visibility is generally curtailed by the rising landform in the background of the view.
	1	PRoW East of Curdworth Village	Recreational	80.1	418296, 292350	A view from a PRoW with grazed grassland in the immediate foreground, enclosed by timber fencing and hedgerows. The middle ground comprises open grazing land, with wooden poles carrying overhead lines visible as they cross the view. The background is defined by woodland and mature tree cover, which largely curtain

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						the view beyond and restrict longer-distance visibility.
	2	PRoW within the River Tame Valley	Recreational	73.8	418456, 291805	A view from a PRoW within the River Tame valley, adjacent to the M6 and M42, with the immediate foreground comprising rough grassland and scrub vegetation along the riverbank. Pylons and associated overhead lines cross the view, extending into the middle ground and becoming partially filtered by intervening vegetation. The middle ground includes the river channel bordered by mature trees, with areas of woodland and scrub vegetation along the southern flood bank. To the southwest, the metal recycling yard is visible beyond vegetation, while to the northwest, boundary fencing and mounded ground associated with the Severn Trent Water Wastewater Treatment Works can be seen. The M6 and M42 are visible to the north. The background is partially

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						enclosed by woodland and vegetation, restricting longer-distance visibility.
	3	PRoW along the Western Edge of Curdworth	Residential	84.4	417412, 292688	A view from a PRoW along the western edge of Curdworth settlement, with the immediate foreground comprising open grassland. The middle ground consists of an open field with scattered trees, small woodland groups, and a hedgerow with gaps allowing intermittent views. To the north, views towards Kingsbury Road are filtered by hedgerows, allowing glimpsed visibility of lighting columns, rooftops, and a hotel beyond. The background comprises a continuous band of woodland extending across the scene, with pylons and overhead lines viewed against the skyline. In the far distance to the west, the Birmingham city skyline and a crane at the Severn Trent Water Treatment Works are visible. An open, semi-rural view, likely to be appreciated at a local level.

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	4	PRoW off Water Orton Lane	Recreational	80.3	417219, 291903	A view from a PRoW off the Water Orton Lane adjacent to a tall metal fence along the southeastern edge of the Severn Trent Water Wastewater Treatment Works, with the immediate foreground comprising overgrown bramble and vegetation that filter views further. In the background, glimpsed lighting columns and parts of the water treatment tanks are visible through gaps in the vegetation.
	5	Lea Bridge over the River Tame	Road user	74.9	420505, 293461	A view from an engineering brick bridge over the River Tame, looking northwards along the river valley across the flat floor of the floodplain. The middle ground features the river channel bordered by dense riparian woodland to the west and an open floodplain to the east. The view extends to gently rising ground on the far side of the river, which is partially tree-lined, with a weir and sluice structure visible. The background is defined by woodland and vegetation enclosing the valley, restricting longer-distance visibility.

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						As a result of design development, trenchless construction methods have been identified at this location, resulting in no impact to the view. The impact to visual amenity is therefore not assessed within the PEI Report. The viewpoint location will be relocated and assessed as part of the ES.
	6	PRoW off Dexter Lane	Recreational	88.3	423932, 294645	A view from a PRoW off the Dexter Lane along the edge of an arable field, with the immediate foreground comprising cultivated ground alongside a dense hedgerow. The middle ground extends across open farmland defined by hedgerows and scattered mature trees, with a wooden pole and overhead line visible. Agricultural buildings are visible through gaps beyond the tree line. To the north of the view, there is some visibility of High Speed 2 (HS2) construction activity, seen beyond several intervening hedge lines and mature trees. The background is defined by a wooded and

Potential Viewpoint ID	Representative Viewpoint ID	Name and Location	Receptor Type	Elevation m (AOD)	Grid Reference	View
						slightly elevated ridgeline which encloses the view and restricts longer-distance visibility. The upper part of a pylon and its associated overhead line is also visible, breaking the skyline.
	7	Roadside Gateway off Twenty One Oaks Road	Road user	168.5	428622, 296466	Original location identified for photography had significant visual screening in the middle ground. Alternative viewpoint location photography to be taken in winter and included in the ES. Baseline view and assessment has been taken from a roadside gateway along the local road, Twenty One Oaks, looking across gently undulating arable farmland. The immediate foreground comprises a metal gate and boundary hedgerow, with a grassy verge alongside the road. The middle ground features open farmland with scattered mature trees and small woodland blocks, while wooden poles and overhead lines are visible sitting against the landform. The solar farm is

Potential Viewpoint ID	Representative Viewpoint ID	Name and Location	Receptor Type	Elevation m (AOD)	Grid Reference	View
						visible to the southwest of the view, partially screened by intervening vegetation and landform. The background is defined by dense woodland and tree belts that enclose the view and restrict longer-distance visibility.
	8	Outwoods Bridge (no. 38) over Coventry Canal, Atherstone	Recreational	91.9	431112, 296937	A view from the Outwoods Bridge (no.38) over the Coventry Canal along the southern edge of Atherstone looking north-westwards. The immediate foreground includes the bridge parapet and canal, with dense woodland to the west providing strong screening and enclosing the view. To the east, the towpath runs alongside a tall, overgrown hedgerow that separates it from nearby residential properties in Atherstone, with rooflines and chimneys visible through gaps in the vegetation. The canal leads away from the bridge through the middle ground, enclosed by tree cover and hedgerows on both banks, limiting longer-distance visibility.

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						Viewpoint location to be moved to Clay Pits Bridge (no.39) as there is no view of the bank modification works and works associated with the outfall discharge structure and assessed as part of the ES.
	9	Bridge near Canal Farm over the Coventry Canal	Residential, moorings and recreational	95.3	435196, 293186	A view looking north-west from the Canal Farm Bridge (no.24) crossing the Coventry Canal, which connects to the towpath. The immediate foreground includes the bridge structure and canal, with woodland to the west providing strong screening and enclosing the view, and the towpath to the east edged by hedgerow and scattered trees. In the middle ground, grassland fields are visible with wooden poles and overhead lines extending across the scene into the background, generally sitting against the landform, while the railway further to the east is perceptible through vegetation. The background is defined by a woodland-covered hill, with wider landscape views largely curtailed by intervening landform and vegetation.

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	10	Coventry Canal Towpath, Eastern Edge of Hawkesbury Village	Residential, moorings and recreational	93.5	436330, 284714	A view from the canal towpath is dominated in the foreground by the Coventry Canal with a narrow grass verge and moored narrowboats occupying both sides of the waterway. In the middle ground, a post-and-mesh fence defines the opposite canal edge, with grassland and scattered scrub beyond, bounded by hedgerows and occasional trees. Residential properties along the eastern edge of Hawkesbury Village are visible further back with tiled roofs emerging above intervening vegetation. In the background, pylons and overhead lines are visible to the southwest, with upper structures breaking the skyline.
	11	Wyken Arm Junction Bridge over the Oxford Canal	Recreational	93.1	437078, 283385	A view from the Wyken Arm Junction Bridge over the Oxford Canal, with the parapet wall forming a horizontal feature in the immediate foreground. The canal runs centrally through the view, with open arable land extending from its edge. In the middle ground, the fields are bounded

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						by hedgerows and scattered trees. A line of wood poles carrying overhead wires crosses the scene extending to the background. In the background, woodland blocks extend across the horizon, restricting longer-distance visibility, though intermittent gaps allow glimpsed views of residential properties along the western edge of Alderman's Green. Pylons and associated overhead lines, with upper structures breaking the skyline while lower sections are partly screened by intervening trees and hedgerows.
	12	Ansty Bridge (no.14) on the B4065 over the Oxford Canal.	Residential	92.5	439802, 283334	A view from the Ansty Bridge No.14 on the B4065 over the Oxford Canal in both directions, with the parapet wall forming a horizontal feature in the immediate foreground. To the north-west the canal runs centrally through the view, with a grass verge and towpath running alongside a residential property on the left bank along the northeast edge of Ansty, which is visible but partly filtered

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						by intervening vegetation. The right bank is enclosed by trees and riparian vegetation, limiting outward visibility. In the middle ground, mature trees and riparian vegetation line the canal corridor, restricting longer views and containing the scene. The background is largely screened by woodland blocks and riparian vegetation, preventing visibility of wider landscape or built form. To the south-west the canal is enclosed by trees and riparian vegetation.
	13	Colehurst Lane adjacent to Grimes Bridge (no.26) over the Oxford Canal.	Recreational and residential	95.4	442846, 281185	A view from Colehurst Lane adjacent Grimes Bridge (no.26) over the Oxford Canal, with a narrow verge and hedgerow in the immediate foreground which form the canal boundary, with wooden poles and overhead lines visible across the full expanse of the view, sitting against the skyline. The middle ground is dominated by open arable fields bounded by hedgerows and scattered trees, with a line of wooden poles and overhead lines crossing east-west towards the

Potential Viewpoint ID	Representative Viewpoint ID	Name and Location	Receptor Type	Elevation m (AOD)	Grid Reference	View
						background. A continuous line of mature trees and hedgerows defines the field boundaries in the distance, restricting longer views, though occasional gaps allow glimpsed visibility of settlement and farmland beyond. To the southeast, pylons and associated overhead lines are also visible, with towers partly screened by landform and vegetation and upper structures breaking the skyline.
	14	Burttons Bridge (no.71) along The Locks over the Oxford Canal	Recreational	94.7	453773, 453773	A view from the Burttons Bridge (no.71) along The Locks over the Oxford Canal, with timber hand railings in the immediate foreground and the canal running centrally through the view. The left bank contains a grass verge and towpath, while the right bank includes mooring facilities, narrowboats, and a temporary structure, with further narrowboats moored along both banks. The middle ground is enclosed by mature trees and vegetation. Overhead lines cross diagonally above the canal, sitting against the skyline and extending into the

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						background. The background comprises rising landform and woodland towards a ridgeline, which restricts longer-distance visibility.
	15	Braunston	Recreational			Photography not undertaken at original location due to access. As a result of design development, the viewpoint location will be moved to a location east of Ansty near to bank works and assessed as part of the ES.
	16	PRoW off Osprey Drive	Recreational	133.6	457567, 263513	A view from the PRoW off Osprey Drive along the western edge of Daventry Country Park, with the surfaced path, grass margins, and open grassland in the immediate foreground. The middle ground is characterised by grassland meadows bounded by tree belts and hedgerows, with scattered young tree planting also visible. In the background, continuous woodland belts and tree blocks enclose the view and restrict longer-distance visibility.

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	17	Top of Daventry Reservoir Embankment, Northern Edge of Daventry	Recreational	122.9	458137, 264163	A view from the footpath along the top of the Daventry Reservoir embankment along the northern edge of Daventry Country Park and the northeastern edge of Daventry, with the surfaced footpath, grass verges, and benches in the immediate foreground, and stone and rock reinforcement along the reservoir edge. The reservoir dominates the middle ground to the south with open water and edge vegetation, while to the north wetland areas, marginal vegetation, hedgerows, and woodland blocks extend beyond the embankment slope. In the background, woodland blocks and scattered trees define the horizon, restricting longer-distance visibility, with gently rising landform and vegetation visible beyond the reservoir. Pylons and overhead lines are visible in the distance running northeast to southwest across the background, with upper structures breaking the skyline and lower sections partly screened by landform.

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	18	Northern Edge of Drayton Reservoir, Northwestern Edge of Daventry	Residential	133.5	456855, 265044	A view from the northern edge of Drayton Reservoir along the northwestern edge of Daventry, with fencing, scrub vegetation, and sailing equipment in the immediate foreground, alongside the sloping embankment and shoreline retaining walls. Temporary structures, including portable toilets and storage units, are present on the left embankment in front of a woodland block, with occasional glimpses of the A361 and moving vehicles visible through gaps in the vegetation. The middle ground is dominated by the open water surface, bounded by sloping engineered embankments with areas of scrub and marginal vegetation. In the background, a continuous line of mature trees encloses the far shoreline, forming a wooded horizon with occasional rooftops of properties in Daventry glimpsed through gaps.

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	19	Canal Lock (Lock 8) at George Lane, Grand Union Canal	Recreational and residential	105.3	461105, 265482	A view from the canal lock located at George Lane on the Grand Union Canal with lock gates, associated structures, and hardstanding in the immediate foreground. The canal runs centrally through the view, contained by grass verges and stone edging. Hedgerows and tree cover form a continuous line along both banks, limiting outward visibility and enclosing the scene. Wooden utility poles and overhead lines run diagonally across the view, with upper wires sitting against the skyline. In the middle ground, a property is visible on the right bank of the canal to the west, partly filtered by vegetation, while to the east, a gap in the tree cover allows views of the railway line and the M1, where vehicle movement is visible.
	20	Towpath alongside the Grand Union Canal	Recreational	89.4	465457, 258013	A view from the canal towpath alongside the Grand Union Canal with narrow vegetated margins alongside the towpath, and overhanging tree branches in the immediate foreground, partly framing and

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						filtering the view. The canal runs centrally through the scene, bounded on the opposite bank by a concrete block wall with barbed wire and sections of timber fencing. To the west, a single-span brick arch bridge and several moored boats are visible, with the bridge structure limiting views beyond. To the east, the stone wall and fencing continue along the canal edge, with a block of woodland further enclosing the corridor and restricting longer-distance visibility.
	21	PRoW off Bridge Road, Stoke Bruerne	Recreational and residential	86.7	474319, 249523	No clear view during the summer months due to tree cover. Visibility will be reassessed during winter and location reviewed. Photography and assessment will be included in ES.
	22	Junction of Rural Lane off the A508 and Farm Track	Recreational and road user	79.6	474912, 249272	A view from the junction of a narrow rural lane off the A508 and a farm track, with the surfaced road, track entrance, and adjoining hedgerows in the immediate foreground. The middle ground comprises open arable fields bounded by hedgerows and scattered trees.

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						Continuous hedgerows with occasional mature trees line the lane, restricting outward visibility towards the Grand Union Canal to the east. In the background, gently rolling farmland rises towards a ridgeline defined by mature trees and hedgerows, containing longer-distance views.
	23	PRoW near Canal Lock at Cosgrove Marina, Western Edge of Cosgrove	Recreational and residential	73.8	474912, 249272	A view from the PRoW and towpath along the Grand Union Canal looking towards the canal lock at Cosgrove Marina on the western edge of Cosgrove village. The immediate foreground comprises the unsurfaced access route, lock gates, associated structures, and hardstanding. Narrowboats moored adjacent to the lock introduce activity and movement within the scene. The canal runs centrally through the view, edged by grass verges. In the middle ground, open grassland extends beyond the canal, bounded by scattered mature trees and woodland blocks, while vegetation and tree cover on both sides enclose the canal corridor.

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						In the background, tree canopies and woodland blocks form a continuous backdrop, restricting longer-distance views.
	24	Towpath along the Grand Union Canal, Eastern Edge of Fenny Stratford	Recreational	72.9	488346, 234464	A view from the towpath along the Grand Union Canal, with the gravel path, grass verge, and moored narrowboats in the immediate foreground. The canal runs centrally through the view, edged by grass verges along the towpath side and enclosed by fencing and scattered trees on the offside, which screen most views beyond apart from the roofs and chimneys of residential properties visible along the eastern edge of Bletchley above the fence line. In the middle ground, additional boats and canalside properties including the Red Lion public house are visible, with wooden poles and overhead lines also present, partly breaking the skyline. The background comprises tree canopies and canalside

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						properties, restricting longer-distance visibility.
	25	PRoW off the A4146 and Galley Lane Roundabout.	Recreational	78.6	489221, 232442	A view from a PRoW at the edge of an arable field, accessed via an entrance off the roundabout junction between the A4146 and Galley Lane, with overgrown vegetation surrounding the entrance. The immediate foreground comprises cultivated ground with emerging crop growth. The middle ground is defined by continuous hedgerows that restrict outward views, with the adjacent A4146 screened but perceptible through movement and traffic noise. The upper parts of street lighting columns are visible above the hedgerow line, breaking the skyline.
	26	Mill Lane Farm Track Junction	Recreational	78.8	489033, 230934	A view from a road junction on Mill Lane with a farm access track, with the road surface, grass verges, and hedgerow vegetation in the immediate foreground. Wooden poles and associated overhead lines run along Mill Lane, extending from

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						the foreground across the field into the middle ground, sitting against the skyline. A field gate set within the hedgerow provides an opening allowing views across arable land to the west. Long-distance visibility is generally curtailed due to landform and vegetations in the background of the view.
	27	PRoW off Farm Fox Road	Recreational	123.6	490552, 232287	A view from a PRoW accessed via a wooden structure set behind a woodland block adjacent to the stable yards at the Fox Farm Equestrian. The foreground comprises overgrown vegetation, with a dense hedgerow to the left screening much of the view. To the front, an open field is visible, bounded by hedgerows and trees. In the middle ground, gently rolling farmland rises towards a ridgeline defined by scattered trees and hedgerows, which restricts longer-distance visibility.
	28	PRoW at Edge of Arable Land	Recreational	113.9	495805, 227411	A view from a PRoW at the edge of arable land with cultivated field in the

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						immediate foreground. In the middle ground to the northeast, gently rolling farmland rises towards a ridgeline interspersed with hedgerows and scattered trees that restrict longer-distance views. To the west, a block of woodland forms a vegetated edge, further containing the view in this direction. To the north, the upper structure of a distant wind turbine is visible, with the lower section screened by intervening woodland and field boundary vegetation, while the blade tips break the skyline.
	29	PRoW on Elevated Ground near Eaton Bray	Recreational	154.2	497900, 222085	A view from a PRoW on elevated ground providing panoramic views. The foreground comprises grassland with scattered shrub vegetation along the slope and its edge, partially enclosing the foreground and framing the outward view. The middle ground is defined by a lowland agricultural landscape characterised by open regular-shaped fields bounded by hedgerows, linear tree belts, and woodland blocks. Residential

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						properties and scattered farmsteads along the northern edges of Eaton Bray is visible, together with a network of local roads showing intermittent vehicular movement. Pylons and associated overhead lines are visible to the south and west, generally set against the landform, while to the west a distant wind turbine is visible, with its upper structure breaking the skyline. Long-distance visibility is generally curtailed by the rising landform in the background of the view.
	30	PRoW off Dunstable Downs Viewpoint	Recreational	223.3	500772, 219825	A view from a PRoW off the Dunstable Downs Viewpoint, lying within the Chilterns National Landscape, on elevated ground providing panoramic views, with mown grassland and areas of scrub along the slope edge in the immediate foreground. The middle ground extends across a regular-shaped grassed airfield with visible runway markings, clusters of aircraft, and buildings associated with the London Gliding Club (Dunstable Downs Airfield).

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						Beyond the airfield, the wider landscape comprises open agricultural fields interspersed with hedgerows, scattered trees, and woodland blocks. Settlement features are present, including scattered residential properties and farmsteads within Totternhoe and Eaton Bray, together with a network of local roads showing intermittent vehicular movement. Wooden poles, pylons, and associated overhead lines are also visible in the middle ground, generally sitting against the landform. Long-distance visibility is generally curtailed by the rising landform in the background of the view. The upper parts of distant wind turbines to the northwest are visible, breaking the skyline
	31	PRoW off Beacon Road	Recreational	190.4	503436, 219190	A view from a PRoW off Beacon Road crossing open arable farmland, with the immediate foreground comprising cultivated ground. The middle ground consists of gently undulating agricultural land bounded by hedgerows, scattered trees, and woodland blocks that define

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						the patchwork of farmland. The background is defined by a continuous belt of woodland and tree cover along the horizon, limiting longer-distance visibility. The upper parts of pylons and associated overhead lines are visible, with lower sections screened by intervening landform and vegetation, partly breaking the skyline.
	32	PRoW off Ivinghoe Beacon Viewpoint	Recreational			A view from a PRoW off the Ivinghoe Beacon Viewpoint, lying within the Chilterns National Landscape, on elevated ground providing panoramic views, with the immediate foreground comprises grassland along the slope edge. The middle ground extends across a broad agricultural landscape characterised by open arable fields interspersed with hedgerows, scattered trees, and occasional woodland blocks. Settlement features are present, including scattered residential properties and farmsteads within Ivinghoe and Ivinghoe Aston, together with a network of local

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						roads showing intermittent vehicular movement. In the background, a moving wind turbine blade is visible breaking the skyline, while pylons and associated overhead lines are present but generally sit against the landform. To the east, the chalk hillside figure of the White Lion at Whipsnade Zoo is visible on the far slope. Long-distance visibility is generally curtailed by the rising landform in the background of the view.