



Land North-East of Junction 10 M42, Dordon

Response to Review of Additional Information prepared
by LUC on behalf of North Warwickshire Borough Council

Hodgetts Estates

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SLR Project No.: 403.11077.00001

20 March 2024

Revision: 04

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1	May 2022	EJ	JS	JS
2	January 2023	EJ	JS	JS
3	May 2023	EJ	JS	JS
4	March 2024	EJ	JS	JS

Basis of Report

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1.0 Introduction

This technical note has been prepared by SLR Consulting Ltd (SLR) in response to comments provided by LUC as part of Appendix B Review of Additional Information on behalf of North Warwickshire Borough Council (NWBC or the Council) (LUC 4th response). Appendix B is dated August 2023 but was only provided to Hodgetts Estates by NWBC in December 2023.

A number of reviews and responses have been provided as follows:

- Chapter 2: Review of the Applicants LVIA (May 2022) (LUC 1st response);
- SLR 1st response (May 2022);
- Appendix A: Review of Additional Information (August 2022) and Chapter 3: Consideration of Strategic Gap (October 2022) (LUC 2nd response);
- SLR response (January 2023);
- LVIA Review (dated July 2022, issued November 2022) (LUC 3rd response);
- SLR response (May 2023)
- Appendix B: Review of Additional Information (December 2023) (LUC 4th response); and,
- SLR response (March 2024).

This note should be read in conjunction with Chapter 10 and associated Figures and Appendices of the Environmental Statement.

2.0 Response

2.1 Overview

The Review of Additional Information is set out under the following headings:

- Viewpoint photography taken during winter conditions (inc. relocation of VP 5) Study Area
- Full resolution versions of the Design & Access Statement and Design Guide
- 2 x wirelines in full resolution
- Updated SLR Technical Note
 - Baseline photography
 - Visualisations
 - CLVIA methodology clarifications
 - Off-site mitigation
 - L&V effects
 - VP selection
 - ZTV
 - Design Guide
 - D&A Statement



- Light levels
- Indicative Masterplan and Specification
- Indicative Elevations based on Indicative Masterplan and Specification
- Sections A, B, C and D based on Indicative Masterplan and Specification
- Type 3 Photomontages (based on Indicative Masterplan and Specification)

We have structured our response below under the same headings.

2.2 Viewpoint photography taken during winter conditions (inc. relocation of VP 5) Study Area

In the LUC 1st response it was noted that visibility if the Proposed Development would be greater in winter. The Site had been visited in August, September and December of 2021 during the assessment period to ensure that there was a full understanding of the effects of vegetation on views. It was subsequently agreed that updated winter photography would be undertaken and submitted.

The Review (4th Response) notes that winter photography has been provided and that this illustrates increased filtered visibility in the winter months.

In a meeting with LUC and the Council (31/01/2023) there was a request for a slightly change location for Viewpoint 5. This was undertaken.

The LUC 4th response notes that Viewpoint 5 has been relocated as requested.

2.3 Full resolution versions of the Design & Access (D&A) Statement and Design Guide

In a meeting with LUC and the Council (31/01/2023) it was noted that the resolution of the D&A statement and Design Guide uploaded to the Planning Portal was of poor resolution.

The LUC 4th response notes that a full resolution version of the D&A Statement has been provided.

In that same meeting it was noted that the wirelines (prepared in support of the application) alone were not particularly helpful and a request was made for Type 3 Photomontages. The LUC 4th Response notes that the Type 3 Photomontages are much clearer.

The LUC 4th response notes that non-native planting is proposed (around the proposed building) and that this is not considered appropriate. We note that the non-native planting proposed around the building have been chosen to reflect the planting mixes consented for the building opposite (Tamworth East, St Modwen). Nevertheless, these can be agreed through use of a condition controlling all on and off-site planting to comprise only native species. Indeed, this would align with several Design Parameters set out in the Design Guide which commit to planting native woodlands, hedgerows, shrublands and meadows. At section 9.2, the following Design Parameter confirms "*Planting of trees, shrubs, and herbaceous plants and sowing of wildflower mixes will comprise native species typical of the region and locally distinctive to the environs of Dordon.*" Furthermore, at section 4.2, another Design Parameter confirms "*Community orchard to incorporate planting of local heritage fruit tree varieties.*"

2.4 2 x wirelines in full resolution

In a meeting with LUC and the Council (31/01/2023) it was noted that the resolution of the wirelines uploaded to the Planning Portal was poor.



The LUC 4th response notes that additional high-resolution wirelines have been provided from Viewpoints 8 and 9 but these are considered to be less helpful than the Type 3 Photomontages.

2.5 Updated SLR Technical Note

2.5.1 Study Area

The LUC 1st response requested clarification of the study area. Further detail was provided in SLR 1st response. The LUC 4th response confirms that the study area is agreed.

2.5.2 Baseline photography

Various queries were made in the LUC 1st response in relation to the methodology used to undertake photography. Further detail was provided in the SLR 1st response and the labels on the viewpoint sheets were updated to provide further clarity.

The LUC 4th response confirms that photography is in accordance with Landscape Institute Technical Guidance Note 6-19.

2.5.3 Visualisations

In both the meeting with LUC and the Council (31/01/2023) and in the various LUC responses requests were made for additional wirelines and for Type 3 Photomontages.

The LUC 4th response confirms receipt of additional wirelines and photomontages.

2.6 CLVIA methodology clarifications

In the LUC 1st response clarification of the cumulative methodology and the reasons why cumulative schemes were identified was requested.

The SLR 1st response provided explanation of both and provided additional cumulative assessment within Appendix A.

Following receipt of this additional information, we note that no further comments or requests for clarity on the methodology have been included within the LUC 4th response.

However, the LUC 4th response stands by its conclusion that cumulative effects associated with the proposed development have been underestimated, particularly when considered with the development immediately south of the site. On the basis that *“the proposed development will increase the cumulative effect of the presence of largescale commercial buildings as experienced from around the junction 10 roundabout, developing the last undeveloped quadrant with a large-scale scheme similar to those south and west of the site. The proposed development would be visible alongside existing and proposed development (notably site E2) from across the study area. From viewpoint 1, industrial development is visible in filtered views to the south and west. The proposed E2 site would be located east of the existing development south of the site. It is expected E2 will be of a similar scale to the existing development. The addition of the proposed development alongside in views from VP1 will introduce large-scale development in much closer proximity to the viewpoint. Similarly, from viewpoints 4 and 5, the addition of the proposed development alongside development at E2 will extend the presence of large-scale commercial development across the view, with the proposed development likely to appear of a greater scale, from VP4 in particular”*.

We note that criticisms of the levels of effect remain and these will be dealt with at a later date in evidence.

The comments within the LUC 4th response (provided above) relate largely to visual effects rather than cumulative, i.e. whether the proposed development will extent the influence of



commercial development within the view. We note that in all of the views identified above (Viewpoints 1, 4 and 5) that there is an existing continuous line of commercial development to the south and west and the proposed development does not change the horizontal extent of commercial development. Commercial development may become more prominent (closer to) certain viewpoints as a result of the proposed development, but it does not change the existing arc of commercial development. Therefore the additional impact that results from the cumulative development would be limited.

2.7 Off-site mitigation

The LUC 2nd response questions how off-site mitigation will be secured. The SLR 2nd response provided additional confirmation of this.

The LUC 4th response confirms acceptance that off-site mitigation will be secured via s.106 agreement and obligations would remain if land were sold or transferred in the future.

2.8 L&V effects

Questions about potential landscape and visual effects at construction were raised in the LUC 1st response. Clarification was provided in the SLR 1st and 2nd responses.

The LUC 4th response notes that potential construction effects were assessed at a high-level in section 10.5 of the ES, and brief commentary was provided in Appendices 10.3 and 10.4 of the ES in relation 'value', 'susceptibility', 'size and scale' and 'geographic extent' which is considered "*useful*".

The LUC 4th response accepts that this is an outline application and there is no detailed understanding of the construction requirements.

The LUC 4th response notes that it would be useful to consider effects separately for each viewpoint which would have made the assessment more "user-friendly" although it is accepted that "*the overall information is there*".

2.8.1 VP selection

The LUC 1st response questioned how viewpoint locations had been chosen. The SLR 1st response confirmed that viewpoint locations had been agreed with the Council and confirmed that locations suggested by the Council were included within the assessment.

The LUC 4th response confirms that viewpoint locations were agreed with NWBC and that Viewpoint 5 has been further micro-sited as requested.

2.8.2 Zone of Theoretical Visibility (ZTV)

The LUC 1st response questioned the validity of the ZTV which accompanied the ES. In particular the inclusion of mitigation planting within the model. The SLR 1st response provided further clarity on the model and methodology used to generate the ZTV. A new ZTV assessing the proposed massing of built form with the proposed earth bunds but with no mitigation planting included (See figure LAJ-51) was provided with the SLR 2nd response.

The LUC 4th response notes the preparation of an additional ZTV "*which shows the theoretical visibility of the development (built form and proposed bunding on which trees would be planted)*". It is also noted that this shows (without proposed tree planting) that more of the proposed development would be visible from the east towards Dordon, but beyond this area, the extent of visibility would remain largely similar to the previous iteration, which included the proposed planting as a screening element.

The LUC 4th response states that "*the inclusion of woodland*" is welcomed but there are "*concerns about the prominence of the woodland, and the way it will block longer distance*".



open views, due to being planted on the underlying very large-scale bund". We note that the Type 3 photomontages indicate that long-range views would not be blocked by the proposed woodland.

The LUC 4th response accepts that *"details of the bund morphology would be set out at Reserved Matters stage, and that a height/scale and shape more sympathetic to the surrounding landscape may be agreed"*.

2.8.3 Design Guide

The LUC 2nd response provided commentary on details of the design that were included within the Design Guide. Further detail was provided in the SLR 2nd and 3rd responses.

The LUC 4th response welcomes *"comments relating to the planting of native species"* and notes that *"not all of the 10,000 trees would be "adolescent or semi-mature"*.

It further notes that *"the applicant has advised that the bunds are only indicatively illustrated" and "bund morphology would be set out at Reserved Matters stage" and "a height/scale more sympathetic to the surrounding landscape can be agreed"*.

The LUC 4th response states that *"provided appropriate discussions are had to determine the height/scale as well as the shape and profiling of the bund, this approach is considered to be acceptable"*.

Following a site visit, the LUC 4th response states that LUC *"consider that the landscape of the site and the area to the east, although transitional, does still have rural qualities. It is recognised that the surrounding area to the south and west is industrial in nature and does influence the wider area, however where possible the rural qualities of the site and strategic gap area should be protected. LUC agree that the proposed development would be similar to the character of the other industrial areas to the south and west of the site but is not characteristic of the landscape, fringed with smaller scale residential dwellings, immediately to the north and east"*.

We note that the LUC 4th response makes reference to the *"transitional"* character of the landscape where they had previously described it as rural. The landscape assessment within the ES also characterises the landscape as transitional considering both more agricultural aspects of the site (hedgerows, woodland copses, arable fields, generally simple forms and colours) but also the influence of commercial buildings and the prominent settlement edge; and the diversity and complexity, noise, movement and lighting provided by road infrastructure, commercial buildings and the prominent settlement edge. This aligns with the description of key characteristics identified for LCA 5 Tamworth Fringe Uplands within the North Warwickshire Landscape Character Assessment (August 2010)

2.8.4 D&A Statement

The LUC 2nd response makes reference to the scale and visual prominence of the proposed buildings. Additional information and clarity was provided in the SLR 2nd and 3rd response

The LUC 4th response states that *"it is not considered that siting the large-scale buildings (which will take up much of the site) to the south-west will have a significant role in reducing visual prominence from key viewpoints"*.

The LUC 4th response states further that *"the photomontages provided illustrate that from most views the development will be a prominent feature which will block longer distance views, and of a similar scale to the existing industrial development"*. The Type 3 photomontage prepared for Viewpoint 5 illustrates that long views out to the hills beyond Tamworth remain along the settlement edge. It is agreed that the proposed development is of a similar scale to existing industrial development which forms the context against which the proposed development is viewed.



The LUC 4th response notes the “*change to landscape character from an open arable field to commercial building within bunds, fringed with planted trees*”. In fact, at a district level (see Paragraphs 10.4.6 to 10.4.19 of the ES Vol II) within the North Warwickshire Landscape Character Assessment (August 2010) the key characteristics of LCA 5 Tamworth Fringe Uplands include the following:

- *“Heavily influenced by adjacent settlement edges of Tamworth and Dordon and by large scale modern industry at Kingsbury, and in the vicinity of the M42 motorway junction.*
- *Unifying presence of the M42 motorway, which passes through within a planted cutting.*
- *Network of busy roads in and around Tamworth.*
- *Generally large, open arable fields between urban land uses with no or low trimmed hedges and few hedgerow trees.*
- *Former mining activity has created several large spoil tips, now reclaimed but remain sparsely vegetated, the large tip south of the M42 junction 10 is a significant visual detractor”.*

The detailed assessment of the character of the site and its context confirms this and concludes that this is a transitional landscape made up of arable fields between settlements influenced by large-scale commercial buildings and the prominent settlement edge affected by noise, movement, light and complexity associated with these and the busy road network.

2.8.5 Light levels

Additional information of existing light levels at the site was requested at the meeting with LUC and the Council (31/01/2023).

Additional information and reference to information already provided in the ES was included within the SLR 3rd response.

The LUC 4th response notes that “*Information on the baseline light levels within the site have been provided*” concluding that the “*site is already strongly influenced by light from adjacent settlements and infrastructure*” and is a “*characteristic of the site*”. The LUC 4th response acknowledges that there are “*existing light sources around the site but note the additional impact that lighting on the proposed development would have, and recommend that a reduced lighting scheme is agreed*” as a Reserved Matter.

It is agreed that discussion would be had at Reserved Matters stage to design a lighting scheme to minimise potential impacts.

2.9 Indicative Masterplan and Specification

As noted above, in both the meeting with LUC and the Council (31/01/2023) and in the various LUC responses requests were made for Type 3 Photomontages and comments were provided on the indicative masterplan included within the D&A which accompanied the Outline application.

An alternative indicative masterplan was prepared and used to prepare the Type 3 photomontages. .

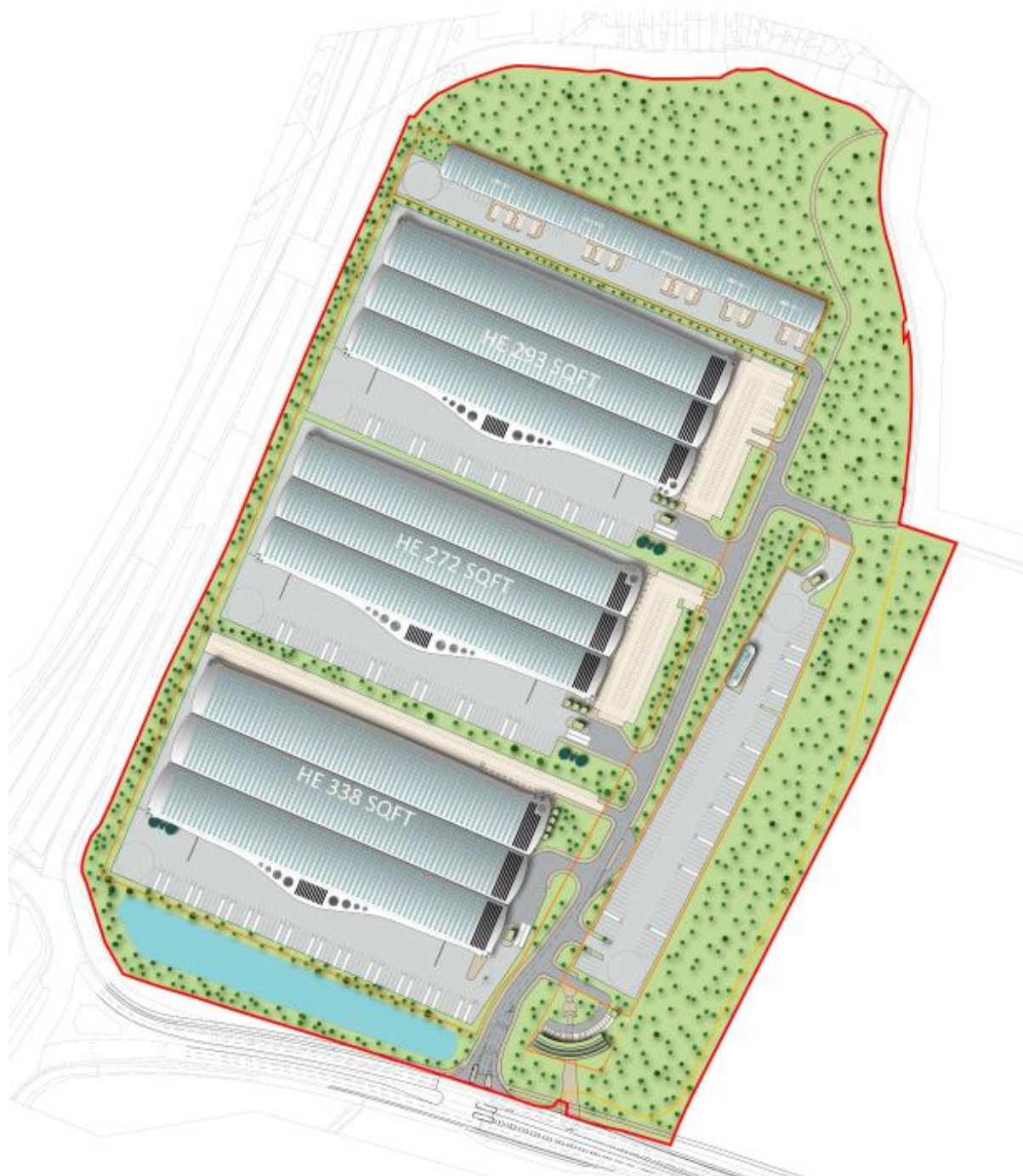
The LUC 4th response notes the inclusion of the alternative indicative masterplan which has been used for the Type 3 photomontages which is considered useful. Both versions of the indicative masterplan are included below.





Indicative Masterplan included within the D&A which accompanied the Outline Application





Alternative indicative masterplan used to prepare the Type 3 photomontages

2.10 Indicative Elevations based on Indicative Masterplan and Specification

Indicative sections and elevations accompanied the Outline application. Following the preparation of an alternative indicative masterplan to enable the preparation of Type 3 photomontages an additional set of indicative elevations based on the alternative indicative masterplan were included with the SLR 3rd response.

The LUC 4th response notes that proposed building heights are comparable to existing industrial buildings to the south, south-east and west of the site but *“much larger than the nearby properties at Birchmoor to the north”*.



It is further noted that colour banding has been proposed which “*may help the development blend better into the landscape and sky, particularly when viewed from more elevated locations*”. Similarly it is noted that the “*curved roof on the buildings may help the buildings blend better into the sky, albeit that at this outline stage there is no certainty as to the design/colour etc*”. We can confirm that these could be agreed through Reserved matters.

The LUC 4th response notes that the photos of G Park Blue Planet are helpful in understanding what the development may look like once built, albeit again at this outline stage, the design is uncertain. The LUC 4th response recommends that “*slightly more toned down/natural looking RAL colours are used*” ultimately. This is accepted and would be progressed as part of Reserved Matters.

2.11 Sections A, B, C and D based on Indicative Masterplan and Specification

Indicative sections and elevations accompanied the Outline application. Following the preparation of an alternative indicative masterplan to enable the preparation of Type 3 photomontages an additional set of indicative elevations based on the alternative indicative masterplan were included with the SLR 3rd response.

The LUC 4th response describes what the cross sections, based on the indicative master plan, show and notes that “*a separation distance of c. 15m will be maintained between the bunding/ woodland and between the gardens of Birchmoor*” and therefore, “*the proposed northern bund and woodland is not expected to cause loss of sunlight*”.

The LUC 4th response notes that the height of bunding shown in cross-section C-C’ “*appears to be quite high compared to the northern and southern sections*” and it is considered “*that the scale of this bunding as shown indicatively is not sympathetic to the character of the surrounding landscape*” but also notes that “*this bunding is indicative and that the final morphology would be set out at Reserved Matters stage, whereby a scape and scale more sympathetic to the surrounding landscape can be agreed*”.

2.12 Type 3 Photomontages (based on Indicative Masterplan and Specification)

In both the meeting with LUC and the Council (31/01/2023) and in the various LUC responses requests were made for Type 3 Photomontages.

The LUC 4th response notes that Type 3 photomontages are provided from viewpoints 1, 4, 5, 8, and 9. These show the existing view, a photomontage of the proposed indicative development at year 1 (showing building and landform but no vegetation), and a photomontage of the proposed indicative development at year 15 (with proposed planting modelled in at a height of 8m) using winter photography that was captured in 2023 following a meeting on 31st January.

2.13 Level of effects

The LVIA assessment within the ES was based on a ‘worst case scenario’ of two large building with little articulation to the roof and elevations as illustrated in the DAS and see layout included above). Although the original LVIA is based on a worst-case scenario, it does not follow that the visual effects are greater from every viewpoint in the assessment of the worst-case scenario when compared to the new illustrative scheme.

The LUC 4th response questions the levels of effect identified for viewpoints within the ES. Within the ES the levels of effect assessed for Viewpoints were assessed using wireframes based on original indicative masterplan rather than maximum parameters. The



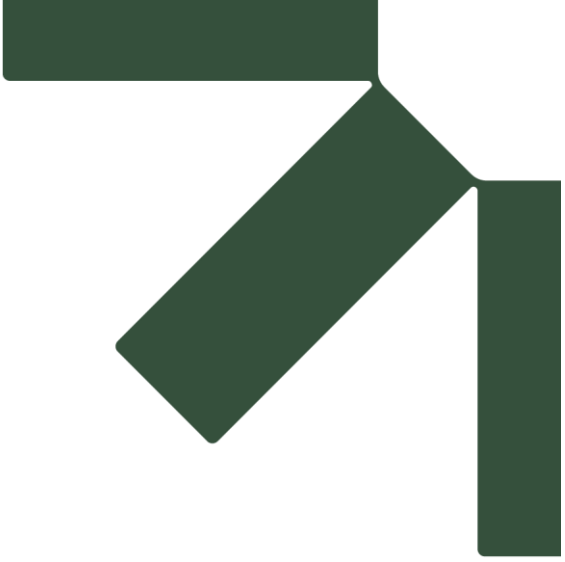
photomontages illustrate an alternative indicative masterplan and therefore result in different visual effects.

We agree that the levels of effect that would be assessed using the alternative indicative masterplan would be different to those assessed against the earlier scheme, and so a re-assessment has been undertaken for each of the viewpoints taking account of the new design and the Type 3 Photomontages (see Appendix A).

We agree that the revised layout does result in a different pattern of visual effects and in our re-assessment we are very close in our judgements to those outlined in the LUC 4th response.

It should also be noted that all on and offsite landscape mitigation planting will incorporate standard and heavy standard trees (advanced structural planting), to provide immediate visual screening effects. This is a scheme commitment set out as a Design Parameter in the Design Guide. As such, the Type 3 Photomontages shown 'at year 1' are not actually representative of the landscape mitigation that would in place at the site from 'year 0'.





Appendix A Assessment of Potential Visual Effects

Land North-East of Junction 10 M42, Dordon

**Response to Review of Additional Information prepared by LUC on behalf of
North Warwickshire Borough Council**

Hodgetts Estates

SLR Project No.: 403.11077.00001

20 March 2024

The following tables set out the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development. A commentary on the significance of visual effects is also included in this section.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects approximately 15 years after construction, once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with Chapter 10 of the main ES Vol II report, which provides a full explanation of the potential visual effects of the development.

Table 2-1 – Assessment of Sensitivity of Viewpoints/Visual Receptors

Viewpoint	Value attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. View from PRow AE45.	Local Authority	Residents Walkers	High High	Medium/High Medium/High	Residents are susceptible to changes in views. Walkers are likely to be more focused on views.
2. View from Birchmoor Road.	Low	Pedestrians Vehicle users	High Medium	Medium Low/Medium	Pedestrians are likely to be more focused on views. Vehicle users are transitional viewers.
3. View from conjunction of PRow AE45 with PRow AE46	Local Authority	Walkers	High	Medium/High	Walkers are likely to be focused on views of the countryside.
4. View from PRow AE46	Local Authority	Walkers	High	Medium/High	Walkers are likely to be focused on views of the countryside.
5. View from the edge of Kitworth Avenue Recreation Ground	Community	Walkers Users of Area of Open Space	High High	Medium/High Medium/High	Walkers are likely to be focused on views of the countryside. Users of Areas of Open Space are likely to be focused on views of the countryside.



Viewpoint	Value attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
6. View from Kitworth Avenue Recreation Ground	Local Authority	Walkers Users of Area of Open Space	High High	Medium/High Medium/High	Walkers are likely to be focused on views of the countryside. Users of Areas of Open Space are likely to be focused on views of the countryside.
7. View from PRoW AE48	Local Authority	Walkers	High	Medium/High	Walkers are likely to be focused on views of the countryside.
8. View from conjunction of Watling Street (A5) and PRoW AE46	Low	Walkers Vehicle users	High Medium	Medium Low/Medium	Walkers are likely to be focused on views of the countryside. Vehicle users are transitional viewers.
9. View from conjunction of Watling Street (A5) and PRoW AE52	Low	Walkers Vehicle users	High Medium	Medium Low/Medium	Walkers are likely to be focused on views of the countryside. Vehicle users are transitional viewers.
10. View from PRoW AE45	Local Authority	Walkers	High	Medium/High	Walkers are likely to be focused on views of the countryside.
11. View from junction of Watling Street (A5) and PRoW AE55	Low	Walkers Vehicle users	High Medium	Medium Low/Medium	Walkers are likely to be focused on views of the countryside. Vehicle users are transitional viewers.
12. View from PRoW AE55 close to Freasley	Local Authority	Walkers	High	Medium/High	Walkers are likely to be focused on views of the countryside.
13. View from footway at Junction 10	Low	Pedestrians Vehicle users	High Medium	Medium Low/Medium	Pedestrians are likely to be more focused on views. Vehicle users are transitional viewers.



Viewpoint	Value attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
14. View from Tamworth Motorway Services	Low	Pedestrians Vehicle users	High Medium	Medium Low/Medium	Pedestrians are likely to be more focused on views. Vehicle users are transitional viewers.
15. View from public access route along Green Lane.	Local Authority	Walkers and Cyclists	High	Medium/High	Walkers and Cyclists are likely to be focused on views of the countryside.
16. View south along the M42 towards Junction 10 from the bridge at Birchmoor.	Low	Pedestrians Vehicle users	High Medium	Medium Low/Medium	Pedestrians are likely to be more focused on views. Vehicle users are transitional viewers.
17. View from Birch Grove	Low	Residents Pedestrians Vehicle users	High High Medium	Medium Medium Low/Medium	Residents are susceptible to changes in views. Pedestrians are likely to be more focused on views. Vehicle users are transitional viewers.
18. View from corner of Cockspur Street and Green Lane	Low	Residents Pedestrians Vehicle users	High High Medium	Medium Medium Low/Medium	Residents are susceptible to changes in views. Pedestrians are likely to be more focused on views. Vehicle users are transitional viewers.
19. View off Birchwood Avenue at entrance to Tomlinson Construction site	Low	Residents Pedestrians Vehicle users	High High Medium	Medium Medium Low/Medium	Residents are susceptible to changes in views. Pedestrians are likely to be more focused on views. Vehicle users are transitional viewers.
20. View from end of Barn Close	Low	Residents Pedestrians Vehicle users	High High Medium	Medium Medium Low/Medium	Residents are susceptible to changes in views. Pedestrians are likely to be more focused on views. Vehicle users are transitional viewers.



Viewpoint	Value attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
21. View from PRoW AE48 at the edge of Brown's Lane	Low	Residents Pedestrians Vehicle users	High High Medium	Medium Medium Low/Medium	Residents are susceptible to changes in views. Pedestrians are likely to be more focused on views. Vehicle users are transitional viewers.



Table 2-2 – Analysis of Magnitude of Visual Change

Viewpoint	Size and Scale of Change (at Construction)	Size and Scale of Change (after 15 years)	Geographical Extent	Duration/ Reversibility	Magnitude (after Construction)	Magnitude (after 15 years)	Notes
1. View from PRoW AE45.	Large to Medium	Medium	Small	Permanent	Medium / Substantial	Medium	<p>In the ES assessment, using the first layout, the magnitude of effects (after construction) was Slight dropping to Negligible (after 15 years).</p> <p>Using the new layout, illustrated in the Type 3 photomontages, the magnitude of change has been assessed as Medium / Substantial (after construction) dropping to Medium (after 15 years).</p> <p>The change in the layout has moved proposed built form closer to the viewpoint and as a result increased the magnitude of change experienced by the viewer. In the longer term, proposed mixed native woodland planting, in character with existing vegetation, would filter views of proposed built form.</p>
2. View from Birchmoor Road.	Small	Negligible	Small	Permanent	Slight	Negligible	<p>In the ES assessment, using the first layout, the magnitude of effects (after construction) was Medium dropping to Slight (after 15 years).</p> <p>Using the new layout, illustrated in the Type 3 photomontages, the magnitude of change has been assessed as Slight (after construction) dropping to Negligible (after 15 years).</p>



Viewpoint	Size and Scale of Change (at Construction)	Size and Scale of Change (after 15 years)	Geographical Extent	Duration/ Reversibility	Magnitude (after Construction)	Magnitude (after 15 years)	Notes
							Proposed building would be seen in the context of existing St Modwen building to the south and therefore would be changing a relatively small proportion of the view and both this and the St Modwen building would be largely screened by Year 15.
3. View from conjunction of PRow AE45 with PRow AE46	Large to Medium	Medium	Small	Permanent	Medium / Substantial	Medium	<p>In the ES assessment, using the first layout, the magnitude of effects (after construction) was Substantial dropping to Medium (after 15 years).</p> <p>Using the new layout, illustrated in the Type 3 photomontages, the magnitude of change has been assessed as Medium / Substantial (after construction) dropping to Medium (after 15 years).</p> <p>The change in the layout has moved proposed built form north and proposed built form is seen in the context of existing large-scale commercial development which reduces the magnitude of visual change.</p>
4. View from PRow AE46	Large to Medium	Medium	Small	Permanent	Medium / Substantial	Medium	<p>In the ES assessment, using the first layout, the magnitude of effects (after construction) was Substantial dropping to Medium (after 15 years).</p> <p>Using the new layout, illustrated in the Type 3 photomontages, the magnitude of change has been assessed as Medium / Substantial</p>



Viewpoint	Size and Scale of Change (at Construction)	Size and Scale of Change (after 15 years)	Geographical Extent	Duration/ Reversibility	Magnitude (after Construction)	Magnitude (after 15 years)	Notes
							(after construction) dropping to Medium (after 15 years). Proposed built form is seen in the context of existing large-scale commercial development which reduces the magnitude of visual change.
5. View from the edge of Kitworth Avenue Recreation Ground	Medium	Small	Small	Permanent	Medium	Slight	In the ES assessment, using the first layout, the magnitude of effects (after construction) was Small dropping to Negligible (after 15 years). Using the new layout, illustrated in the Type 3 photomontages, as well as the new micro-sited location for viewpoint 5, the magnitude of change has been assessed as Medium / Substantial (after construction) dropping to Medium (after 15 years). Proposed built form is seen in the context of existing large-scale commercial development which reduces the magnitude of visual change. Importantly long views over the top of the proposed development out to an area of higher ground are still available.
6. View from Kitworth Avenue	Medium / Small	Small	Small	Permanent	Medium / Slight	Slight	In the ES assessment, using the first layout, the magnitude of effects (after construction) was Slight dropping to Negligible (after 15 years).



Viewpoint	Size and Scale of Change (at Construction)	Size and Scale of Change (after 15 years)	Geographical Extent	Duration/ Reversibility	Magnitude (after Construction)	Magnitude (after 15 years)	Notes
Recreation Ground							Using the new layout, illustrated in the Type 3 photomontages, the magnitude of change has been assessed as Medium / Slight (after construction) dropping to Slight (after 15 years). Proposed built form is seen in the context of existing large-scale commercial development which reduces the magnitude of visual change. Importantly long views over the top of the proposed development out to an area of higher ground are still available.
7. View from PRow AE48	Small	Negligible	Small	Permanent	Slight	Negligible	No change in assessment.
8. View from conjunction of Watling Street (A5) and PRow AE46	Large to Medium	Medium	Small	Permanent	Medium / Substantial	Medium	In the ES assessment, using the first layout, the magnitude of effects (after construction) was Medium dropping to Small (after 15 years). Using the new layout, illustrated in the Type 3 photomontages, the magnitude of change has been assessed as Medium / Substantial (after construction) dropping to Medium (after 15 years). Existing views are available of the rooflines of large-scale commercial development to the west of the M42 in Tamworth across open agricultural fields and the prominent



Viewpoint	Size and Scale of Change (at Construction)	Size and Scale of Change (after 15 years)	Geographical Extent	Duration/ Reversibility	Magnitude (after Construction)	Magnitude (after 15 years)	Notes
							settlement edge of Dordon to the east on rising ground. Built form would be visible beyond earth mounding which (as described under Viewpoint 3) would be planted up with mixed native woodland. Earth mounding would screen views of the lower levels of the proposed development and the movement of vehicles through the site immediately. Over time the proposed native woodland planting would progressively filter views of built form.
9. View from conjunction of Watling Street (A5) and PRow AE52	Small	Negligible	Small	Permanent	Slight	Negligible	No change in assessment.
10. View from PRow AE45	Large	Medium	Small	Permanent	Substantial	Medium	No change in assessment.
11. View from junction of Watling Street (A5) and PRow AE55	Medium	Small	Small	Permanent	Medium	Slight	No change in assessment.
12. View from PRow AE55	No View	No View	No View	No View	No View	No View	No change in assessment.



Viewpoint	Size and Scale of Change (at Construction)	Size and Scale of Change (after 15 years)	Geographical Extent	Duration/ Reversibility	Magnitude (after Construction)	Magnitude (after 15 years)	Notes
close to Freasley							
13. View from footway at Junction 10	Medium	Medium to Small	Small	Permanent	Medium	Medium / Slight	<p>In the ES assessment, using the first layout, the magnitude of effects (after construction was Slight dropping to Negligible (after 15 years).</p> <p>Using the new layout, illustrated in the Type 3 photomontages, the magnitude of change has been assessed as Medium (after construction) dropping to Medium / Slight (after 15 years).</p> <p>Proposed built form would be seen across the M42 in the context of both motorway infrastructure and existing large-scale commercial development. Existing native boundary vegetation would be reinforced with proposed native tree and shrub planting. Boundary vegetation would screen the lower levels of proposed built form which would be constructed on land predominantly at a lower elevation than existing ground levels. As existing and proposed boundary vegetation became established proposed built form would be increasingly screened and filtered.</p>
14. View from Tamworth	Negligible	Negligible	Small	Permanent	Negligible	Negligible	No change in assessment.



Viewpoint	Size and Scale of Change (at Construction)	Size and Scale of Change (after 15 years)	Geographical Extent	Duration/ Reversibility	Magnitude (after Construction)	Magnitude (after 15 years)	Notes
Motorway Services							
15. View from public access route along Green Lane.	No View	No View	No View	No View	No View	No View	No change in assessment.
16. View south along the M42 towards Junction 10 from the bridge at Birchmoor.	Negligible	Negligible	Small	Permanent	Negligible	Negligible	No change in assessment.
17. View from Birch Grove	Small	Negligible	Small	Permanent	Slight	Negligible	No change in assessment.
18. View from corner of Cockspur Street and Green Lane	Small	Negligible	Small	Permanent	Slight	Negligible	No change in assessment.
19. View off Birchwood Avenue at entrance to Tomlinson Construction site	Negligible	Negligible	Small	Permanent	Negligible	Negligible	No change in assessment.



Viewpoint	Size and Scale of Change (at Construction)	Size and Scale of Change (after 15 years)	Geographical Extent	Duration/ Reversibility	Magnitude (after Construction)	Magnitude (after 15 years)	Notes
20. View from end of Barn Close	Small	Negligible	Small	Permanent	Slight	Negligible	No change in assessment.
21. View from PRow AE48 at the edge of Brown's Lane	Small	Negligible	Small	Permanent	Slight	Negligible	No change in assessment.



Table 2-3 – Assessment of Visual Effects and Significance

Viewpoint	Sensitivity	Magnitude (at Construction)	Magnitude (after 15 years)	Visual Effects (at Construction) (Bold type = significant effect)	Visual Effects (after Construction) (Bold type = Significant Effect)	Nature of Effect (Positive, Neutral Negative)
1. View from PRow AE45.	Medium/High Medium/High	Medium Substantial	/ Medium	Major / Moderate for Residents Major / Moderate for Walkers	Major / Moderate to Moderate for Residents Major / Moderate to Moderate for Walkers	Negative
2. View from Birchmoor Road.	Medium Low/Medium	Slight	Negligible	Moderate / Minor for Pedestrians Minor for Vehicle users	Moderate / Minor for Pedestrians Minor / Negligible for Vehicle users	Negative
3. View from conjunction of PRow AE45 with PRow AE46	Medium/High	Medium Substantial	/ Medium	Major / Moderate for Walkers	Moderate for Walkers	Negative
4. View from PRow AE46	Medium/High	Medium Substantial	/ Medium	Major / Moderate for Walkers	Major / Moderate to Moderate for Walkers	Negative
5. View from the edge of Kitworth Avenue Recreation Ground	Medium/High Medium/High	Medium	Slight	Major / Moderate to Moderate for Walkers Major / Moderate to Moderate for Users of Area of Open Space	Moderate / Minor for Walkers Moderate / Minor for Users of Area of Open Space	Negative
6. View from Kitworth Avenue Recreation Ground	Medium/High Medium/High	Medium Slight	/ Slight	Moderate for Walkers Moderate for Users of Area of Open Space	Moderate / Minor for Walkers Moderate / Minor for Users of Area of Open Space	Negative
7. View from PRow AE48	Medium/High	Slight	Negligible	Moderate / Minor for Walkers	Minor for Walkers	Negative



Viewpoint	Sensitivity	Magnitude (at Construction)	Magnitude (after 15 years)	Visual Effects (at Construction) (Bold type = significant effect)	Visual Effects (after Construction) (Bold type = Significant Effect)	Nature of Effect (Positive, Neutral Negative)
8. View from conjunction of Watling Street (A5) and PRow AE46	Medium Low/Medium	Medium / Substantial	Medium	Major / Moderate to Moderate for Walkers Moderate for Vehicle users	Moderate for Walkers Moderate / Minor for Vehicle users	Negative
9. View from conjunction of Watling Street (A5) and PRow AE52	Medium Low/Medium	Slight	Negligible	Moderate / Minor for Walkers Minor for Vehicle users	Minor for Walkers Minor / Negligible for Vehicle users	Negative
10. View from PRow AE45	Medium/High	Substantial	Medium	Major for Walkers	Moderate for Walkers	Negative
11. View from junction of Watling Street (A5) and PRow AE55	Medium Low/Medium	Medium	Slight	Moderate for Walkers Moderate / Minor for Vehicle users	Moderate / Minor for Walkers Minor for Vehicle users	Negative
12. View from PRow AE55 close to Freasley	Medium/High	No View	No View	No View	No View	Negative
13. View from footway at Junction 10	Medium Low/Medium	Medium	Medium / Slight	Moderate for Pedestrians Moderate / Minor for Vehicle users	Moderate / Minor for Pedestrians Minor for Vehicle users	Negative
14. View from Tamworth Motorway Services	Medium Low/Medium	Negligible	Negligible	Minor for Pedestrians Minor / Negligible for Vehicle users	Minor for Pedestrians Minor / Negligible for Vehicle users	Negative
15. View from public access route along Green Lane.	Medium/High	No View	No View	No View	No View	Negative



Viewpoint	Sensitivity	Magnitude (at Construction)	Magnitude (after 15 years)	Visual Effects (at Construction) (Bold type = significant effect)	Visual Effects (after Construction) (Bold type = Significant Effect)	Nature of Effect (Positive, Neutral Negative)
16. View south along the M42 towards Junction 10 from the bridge at Birchmoor.	Medium Low/Medium	Negligible	Negligible	Minor for Pedestrians Minor / Negligible for Vehicle users	Minor for Pedestrians Minor / Negligible for Vehicle users	Negative
17. View from Birch Grove	Medium Medium Low/Medium	Slight	Negligible	Moderate / Minor for Residents Moderate / Minor for Pedestrians Minor for Vehicle users	Minor for Residents Minor for Pedestrians Minor / Negligible for Vehicle users	Negative
18. View from corner of Cockspur Street and Green Lane	Medium Medium Low/Medium	Slight	Negligible	Moderate / Minor for Residents Moderate / Minor for Pedestrians Minor for Vehicle users	Minor for Residents Minor for Pedestrians Minor / Negligible for Vehicle users	Negative
19. View off Birchwood Avenue at entrance to Tomlinson Construction site	Medium Medium Low/Medium	Negligible	Negligible	Minor for Residents Minor for Pedestrians Minor / Negligible for Vehicle users	Minor for Residents Minor for Pedestrians Minor / Negligible for Vehicle users	Negative
20. View from end of Barn Close	Medium Medium Low/Medium	Slight	Negligible	Moderate / Minor for Residents Moderate / Minor for Pedestrians Minor for Vehicle users	Minor for Residents Minor for Pedestrians Minor / Negligible for Vehicle users	Negative
21. View from PRow AE48 at the edge of Brown's Lane	Medium Medium Low/Medium	Slight	Negligible	Moderate / Minor for Residents Moderate / Minor for Pedestrians Minor for Vehicle users	Minor for Residents Minor for Pedestrians Minor / Negligible for Vehicle users	Negative



