APPENDIX 10.2 - LVIA METHODOLOGY AND ASSESSMENT TABLES

10.1. METHOD USED IN ASSESSING LANDSCAPE AND VISUAL EFFECTS

INTRODUCTION

10.1.1. Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of the effects of development on "landscape as an environmental resource in its own right and on people's views and visual amenity" (GLVIA3, paragraph 1.1). Although it refers to landscape, GLVIA3 (paragraphs 2.6 - 2.8) also makes clear that the same principles apply to townscapes and seascapes. GLVIA3 is the main source of guidance on the principles and processes of LVIA and recognises that, having signed and ratified the European Landscape Convention, the United Kingdom government has obligations to deal with such matters. The guidance also takes into account the formal requirement for Environmental Impact Assessment in response to European Union Directives.

10.1.2. Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which deals specifically with effects on the views and visual amenity of different groups of people at particular locations. GLVIA3 (paragraph 2.22) makes clear that these two elements, although inter-related, should be assessed separately and that the assessment should clearly demonstrate the difference between them.

10.1.3. As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there may be some scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

10.1.4. GLVIA3 sets out a framework for making judgements about the level of effects that may result from change or development. It describes a step by step approach in which: judgements about the value and susceptibility of the receptor are combined into a judgement about sensitivity; judgements about the size/scale of the effect, its geographical extent and its duration and reversibility are combined into a judgement about the magnitude of the effect; and finally, the judgements about sensitivity of the receptor and the magnitude of the effect are combined to judge the level of the effect. If the assessment forms part of an EIA, a threshold may then be identified to show which effects are considered to be significant and which are not. In non-EIA appraisals this step is not required though levels of effect may be described in terms of their relative importance.

10.1.5. GLVIA3 is not prescriptive about exactly how the various judgments required in this framework should be made. This is a matter for individual practitioners to decide and explain. This document therefore sets out the criteria and definitions used by SLR, in both EIA and non-EIA landscape and visual assessments, to make judgements about levels of effects and their importance or significance.

LANDSCAPE EFFECTS

10.1.6. Landscape, as defined in the European Landscape Convention, is “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

10.1.7. GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual aspects (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated landscapes, such as National Parks or Areas of Outstanding Natural Beauty (AONBs), may also be treated as landscape receptors, in which case attention is also given to effects on their special qualities.

10.1.8. This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add, remove or alter characteristics and thus potentially change overall character.

10.1.9. Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor. The criteria and definitions used in making these judgements are set out below.

Landscape Sensitivity

10.1.10. The sensitivity of landscape receptors is assessed by combining assessments of the value attached to each receptor and the susceptibility of each receptor to the type of change which is proposed. (GLVIA3, paragraph 5.39).

Value Attached to Landscape Receptors

10.1.11. Landscape value is generally assessed as part of the baseline and is not influenced by the nature of the project, whereas susceptibility and overall landscape sensitivity form part of the detailed assessment of the effects and are specific to the particular project and its landscape context.

10.1.12. Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in **Table 10.1** below.

10.1.13. The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may sometimes be different to that suggested by the presence or absence of a formal designation.

Table 10.1 – Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites, candidate World Heritage Site	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the attributes of outstanding universal value for which such an area of landscape is valued.	International
National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas (in Scotland)	Areas of landscape identified as being of national importance. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	National
Parks, gardens and designed landscapes	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II or included in Historic Scotland's Inventory of Gardens and Designed Landscapes in Scotland	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents; or other landscapes of identified value	Areas of landscape identified as having value, which are either recognised at the local authority level by a local designation or other equivalent recognition of value OR are landscapes considered to have elevated value, having regard to the criteria in Table 2 below and/or by virtue of demonstrable physical attributes.	Local Authority
Undesignated landscapes	Landscapes which do not have any formal designation and which are not considered to have demonstrable physical attributes that elevate their value but which may be valued by local communities.	Community
Undesignated landscapes with negative attributes	Landscapes with no designations or demonstrable physical attributes that elevate their value, which are in poor condition or are degraded or fundamentally altered by presence of man-made structures judged to be intrusive.	Low

10.1.14. Where landscapes are not designated and where no other local authority guidance on value is available (for example, in the form of a landscape strategy, or information about previous local landscape designations, or a Landscape Character Assessment that, in the absence of a separate strategy, may be referred to in planning policies) an assessment is made by reference to criteria in the **Table 10.2** below. This is based on Box 5.1 in GLVIA3 which in turn is based on the Landscape Character Assessment Guidance of 2002. In such cases landscapes may be judged to be of local authority, community or low value on the basis of one or more of these factors.

10.1.15. An overall assessment is made for each receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

10.1.16. In applying the criteria, and in accordance with the judgement of Justice Ouseley, an assessment is also made to determine whether the site has demonstrable physical attributes which elevate its value.

Table 10.2 – Factors Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Landscape Quality	Intactness of the landscape demonstrated by, for example: presence of characteristic natural and man-made elements, which are generally in good condition; absence of significant incongruous elements (or elements having only localised or temporary effects).
Scenic Quality	General appeal of the landscape to the senses through, for example, combinations of some of the following: a clear and recognisable sense of place; striking landform or patterns of land cover; strong aesthetic qualities such as scale, form, colour and texture; simplicity or diversity; presence of ephemeral or seasonal interest.
Rarity	Presence of landscape character areas, types or features that are relatively rare in the local area.
Representativeness	Presence of locally important examples representing particular landscape character areas or types or particular characteristics/features/elements.
Conservation Interests	Presence of some of the following **where they contribute positively to experience of the landscape**: natural heritage features, including geological or geomorphological features, wildlife, and habitats, including those that are designated or notified as SSSIs and features such as veteran trees or trees covered by Tree Preservation Orders; cultural heritage features, including buildings, especially listed buildings, settlements including conservation areas, gardens, parkland and other

	designed landscapes not on the register, and historic landscape types which demonstrate the time depth of the landscape.
Recreation Value	The extent to which experience of the landscape makes an important contribution to recreational use and enjoyment of an area.
Perceptual Aspects including tranquillity	Presence of ephemeral or seasonal interest and/or notable sensory stimuli such as sounds and smells, qualities of light, or weather patterns. Opportunities to experience a sense of relative wildness and/or relative tranquillity in comparison with other local landscapes in the vicinity, demonstrated by degree of influence of overt man-made structures, level of visual and audible intrusions, and degree of perceived naturalness.
Associations	Evidence that the landscape is associated with locally important written descriptions of the landscape, or artistic representation of it in any media, or events in history, or notable people or important cultural traditions or beliefs.

Susceptibility of Landscape Receptors to Change

10.1.17. As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to "accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies". Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed and makes reference to the criteria set out in **Table 10.3** below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity. They will vary with the type of development in question.

10.1.18. For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table 10.3 – Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are

	generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

Defining Sensitivity

10.1.19. As noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to the proposed change, as indicated in **Figure 10.1 and Table 10.4**. These summarise the general nature of the relationship but the combination of the two factors is not formulaic. **Table 10.4** provides examples of common combinations but is not comprehensive and other combinations may be judged appropriate. Professional judgement is applied on a case by case basis in determining the sensitivity of individual receptors with the diagram and table only serving as a guide.

10.1.20. Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low may be adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

Figure 10.1 - Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

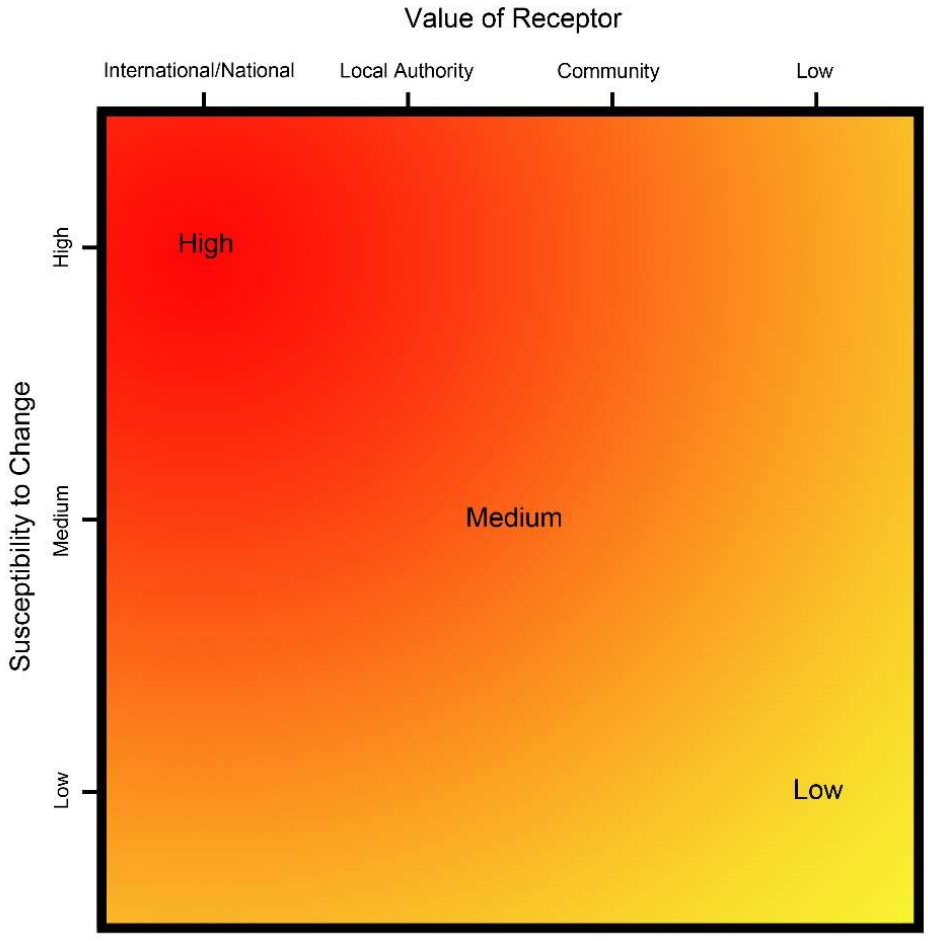


Table 10.4 – Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Criteria
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development

Magnitude of Landscape Change

10.1.21. The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

10.1.22. The size and/or scale of change in the landscape takes into consideration the following factors:

- the loss or addition of landscape elements; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

10.1.23. The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in **Table 10.5** below.

Table 10.5 – Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or key visual connections to other landscape types may be interrupted intermittently by the proposed development, but these connections would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible level of landscape change/ No change	There would be a negligible level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the landscape receptor/ the proposed development will cause no change to the landscape.

Geographical Extent of Change

10.1.24. The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in **Table 10.6**. For example, this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table 10.6 – Geographical Extent

Category	Description
Large extent of landscape change	The change will affect all or the majority of the landscape receptor under consideration.
Medium extent of landscape change	The change will affect approximately half of the landscape receptor under consideration.

Small extent of landscape change	The change will affect a small extent of the landscape receptor under consideration.
Negligible extent of landscape change	The change will affect only a limited or negligible extent of the landscape receptor under consideration.

Duration and Reversibility of Change

10.1.25. The duration of the landscape change is categorised in **Table 10.7** below, which considers whether the change will be permanent and irreversible or temporary and reversible.

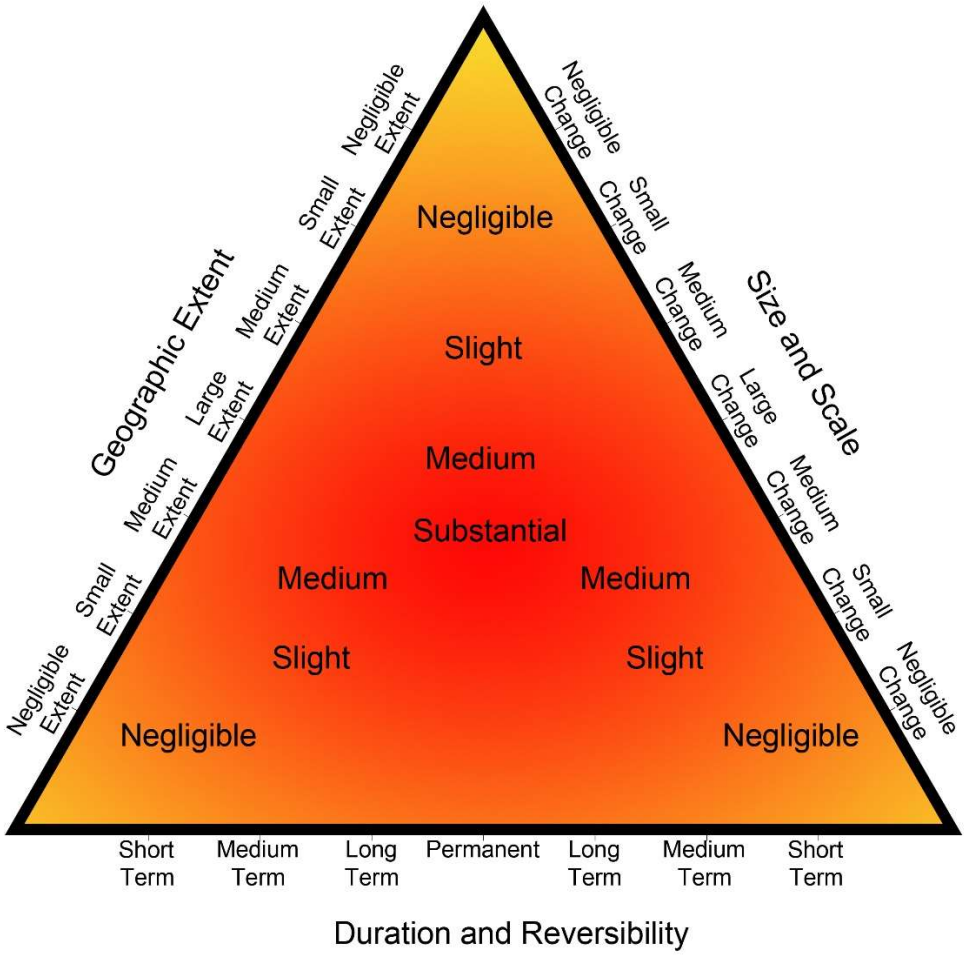
Table 10.7 – Duration and Reversibility

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed permanent or irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

Deciding on Overall Magnitude of Landscape Change

10.1.26. The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in **Figure 10.2** below. Various combinations are possible, and the overall magnitude of each effect is determined using professional judgement rather than by formulaic application of the relationships in the diagram.

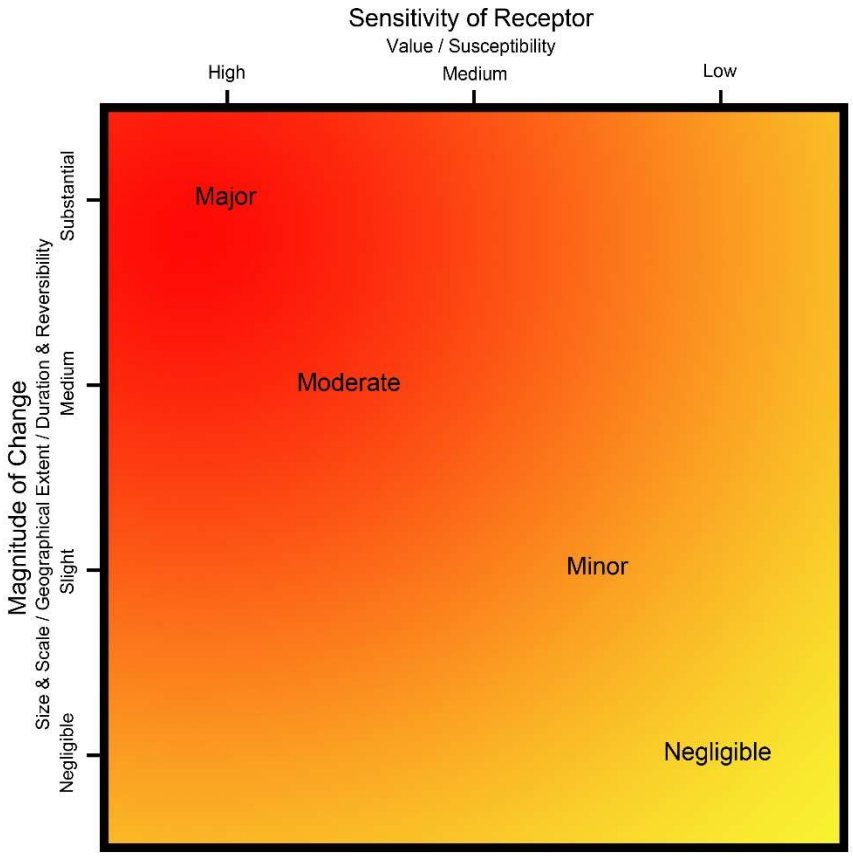
Figure 10.2 - Determining the Magnitude of Landscape Change



Assessment of Landscape Effects and Significance

10.1.27. The assessment of landscape effects, and whether these are significant or not significant, is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (**Figure 10.3**) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Figure 10.3 - Assessment of Landscape Effects and Overall Significance



10.1.28. Effects that fall in the red (darker) section of the diagram, that is those which are considered to be major and major/moderate effects by virtue of the more sensitive receptors and the greater magnitude of effects, are generally considered to be the significant landscape effects. Those effects falling outside the major or major/ moderate categories are generally considered to be not significant. However, it should be noted that GLVIA3 states “there are no hard and fast rules about what effects should be deemed significant” and in some cases professional judgement may determine that a moderate effect is significant. Moderate effects are considered individually on a case by case basis, to determine whether each effect is considered to be significant or not significant. In determining whether moderate effects are or are not significant, particular attention is given to the constituent judgements leading to the assessment of a moderate effect and particularly to value, susceptibility and size/scale of effect, and in addition whether the effect is found across a number of receptors or in a pattern that intensifies the overall impact.

VISUAL EFFECTS

10.1.29. Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They may include:

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties outside settlements;

- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Travellers using other roads who may pass through the study area because they are visiting, living or working there;
- Rail passengers;
- People at their place of work.

10.1.30. Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

10.1.31. Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people although they may also include specific promoted or otherwise important viewpoints.

Visual Sensitivity

10.1.32. Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

Value Attached to Views

10.1.33. Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities, some of whom have carried out assessments of valued views, and professional assessment of the quality of views.

10.1.34. The assessment of the value of views is summarised in **Table 10.8** below. These criteria are provided for guidance only.

Table 10.8 – Examples of Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: ▪ have some form of planning designation; or ▪ are associated with internationally or nationally designated landscapes or important heritage assets; or ▪ are promoted in sources such as maps and tourist literature; or ▪ are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or ▪ have important cultural associations. Also, may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: ▪ have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or ▪ are promoted in local sources; or ▪ are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or ▪ have important local cultural associations. Also, may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: ▪ have no formal planning status; or ▪ are not associated with designated or otherwise high-quality landscapes; or ▪ are not linked with popular visitor attractions; or ▪ have no known cultural associations. Also, may include views judged by the assessors to be of low value.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

10.1.35. Where judgements are made about the value attached to views experienced by residential receptors, the following considerations also apply:

- Views in a rural or designed context (e.g. an avenue of trees or designed view from a parkland), especially if associated with landscapes of national or local authority value, where residential receptors are positioned to take advantage of the views, will generally be considered to be of high value;
- Views in a semi-rural or general townscape context, and/or where locations of residential receptors are not positioned to take full advantage of views, will generally be considered of medium value; and

- Views in an urban/industrial context, and/or where locations of residential receptors are not positioned to take advantage of views, will generally be considered of low value.

Susceptibility of Visual Receptors to Change

10.1.36. The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

10.1.37. The susceptibility of different groups of viewers is assessed with reference to the guidance in **Table 10.9** below. However, as noted in GLVIA3 “this division is not black and white and, in reality, there will be a gradation in susceptibility to change”. Therefore, the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table 10.9 – Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work; where the setting is not important to quality of working life; Travellers, where the view is incidental to the journey.

Defining Sensitivity

10.1.38. As noted above, the sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change, as indicated in **Figure 10.4 and Table 10.10**. These summarise the general nature of the relationship but the combination of the two factors is not formulaic. Table 10 provides examples of common combinations but is not comprehensive and other combinations may be judged appropriate. Professional judgement is applied on a case by case basis in determining the sensitivity of individual receptors with the diagram and table only serving as a guide.

10.1.39. Where, taking into account the component judgements about the value and susceptibility of the visual receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low may be adopted. In a few limited cases a category of less than low (very low) may be used where the visual receptor is of low value and susceptibility is particularly low.

Figure 10.4 - Assessment of Visual Receptor Sensitivity

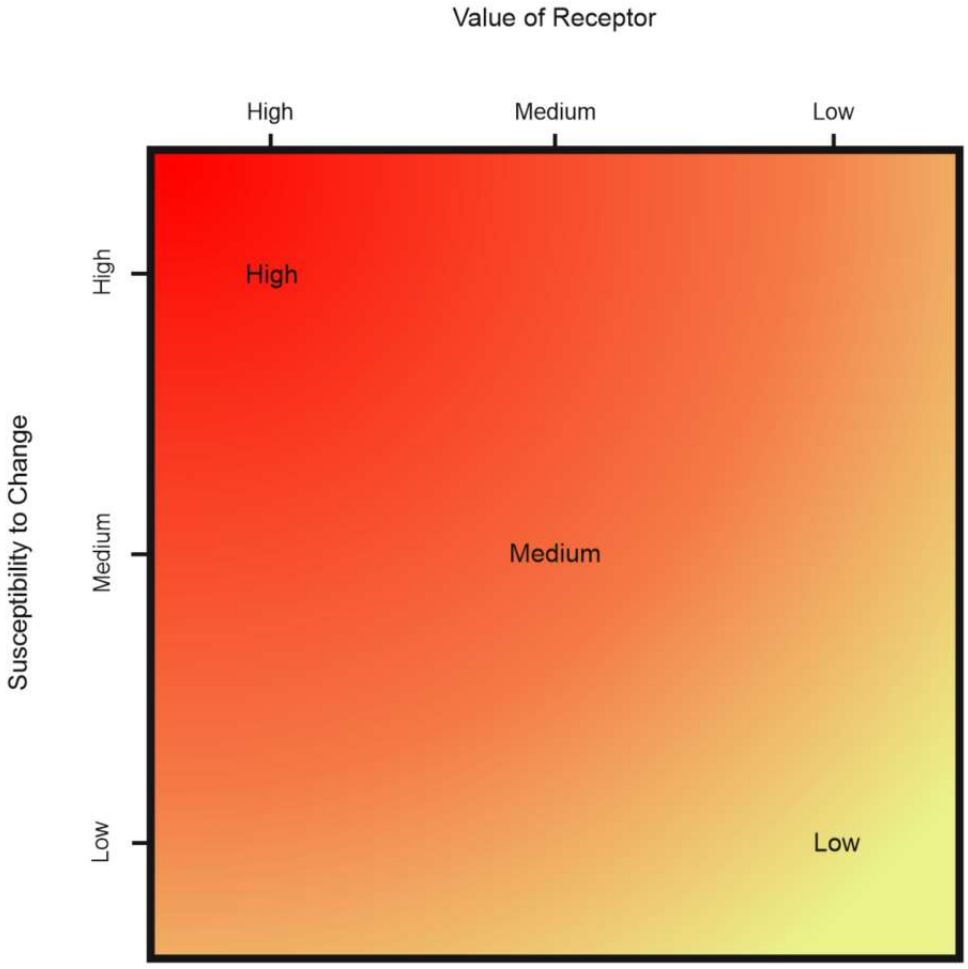


Table 10.10 – Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Magnitude of Visual Change

10.1.40. The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. Representative viewpoints are used as “sample” points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development.

Size and Scale of Change

10.1.41. The criteria used to assess the size/scale of visual change are as follows:

10.1.42. the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view.

10.1.43. the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and

10.1.44. the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

10.1.45. The above criteria are summarised in the **Table 10.11** below.

Table 10.11 – Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of important new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

Geographical Extent of Change

10.1.46. The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work. The way that geographical extent is assessed varies with circumstances.

10.1.47. Most commonly a number of representative viewpoints are used as "sample" points to assess the typical change experienced by a particular group of visual receptors in locations at different distances and directions from the proposed development. In such cases the geographical extent of the visual change is judged for each group of receptors (for example, people using a particular route or public amenity) drawing on the relevant viewpoint assessments, plus information about the approximate number and distribution of that particular group of people in the Study Area. For example, the geographical extent would be small if the change is experienced at only one or two locations and/or by a smaller number of viewers. Community views may, for example, be experienced from a small number of dwellings, or affect numerous properties in the community, or several different communities. Similarly, changes to a view from a public footpath may be visible from a single isolated viewpoint (small geographical extent), or over a prolonged stretch of the route (large geographical extent).

10.1.48. In the case of individual (rather than representative) viewpoints in a specific location, the following factors (as noted in GLVIA), are considered in judging geographical extent:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

10.1.49. For example, from an elevated area of Open Access Land the proposed development may be widely visible from much or all of the accessible area, be close to it and so occupy a wide angle of the view, suggesting large geographical extent. Alternatively, the proposed development may be visible from only a small proportion of the area, be quite distant from it and so occupy a small proportion of the view, suggesting small geographical extent.

10.1.50. **Table 10.12** describes the most common categories of geographical extent based on these two approaches.

Table 10.10 – Geographical Extent of Change

Category	Criteria
Large extent of visual change	Either: The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority, or a large proportion, of a linear route and/or by large numbers of viewers; Or: The proposed development is visible from much or all of a specific site is close to it and so occupies a wide angle of the view. .
Medium extent of visual change	Either: The proposed development is seen by the group of receptors in several locations across the Study Area or from a moderate proportion of a linear route and/or by moderate numbers of viewers;

	Or: The proposed development is visible from a moderate part of a specific site, is at a moderate distance from it and so occupies a moderate angle of the view.
Small extent of visual change	Either: The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from limited sections of a linear route and/or by a small numbers of viewers; Or: The proposed development is visible from a small part of a specific site, is at some distance from it and so occupies a small angle of the view.
Negligible extent of visual change	Either: The proposed development is not visible in the Study Area or is seen by the group of receptors at only one or two locations or from a very short length of a linear route and/or by a very small number of viewers; OR: The proposed development is visible from only a very small part of a site, is at a considerable distance from it and so occupies a very small angle of the view.
No change	The proposed development will cause no change to the view.

Duration and Reversibility of Change

10.1.51. The duration of the visual change at viewpoints is categorised in **Table 10.13** below, which considers whether views will be permanent and irreversible or temporary and reversible.

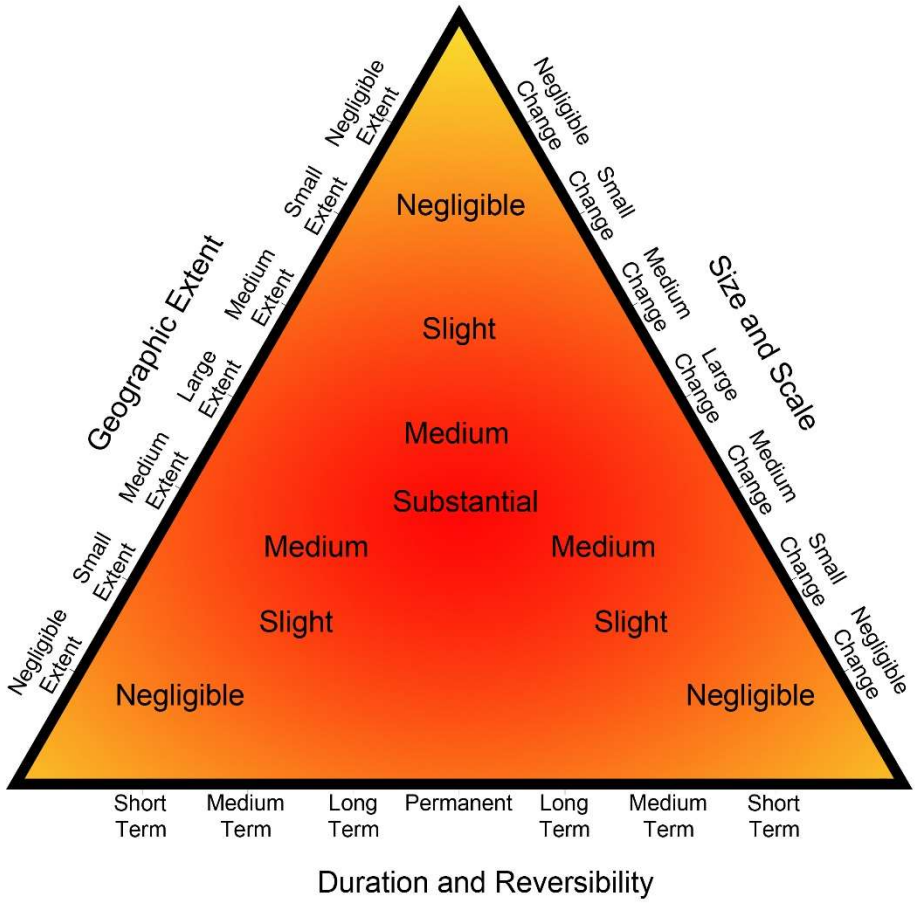
Table 10.11 – Duration and Reversibility

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed permanent or irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

Deciding on Overall Magnitude of Visual Change

10.1.52. The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in **Figure 10.5** below. Various combinations are possible, and the overall magnitude of each effect is made using professional judgement rather than by formulaic application of the relationships in the diagram.

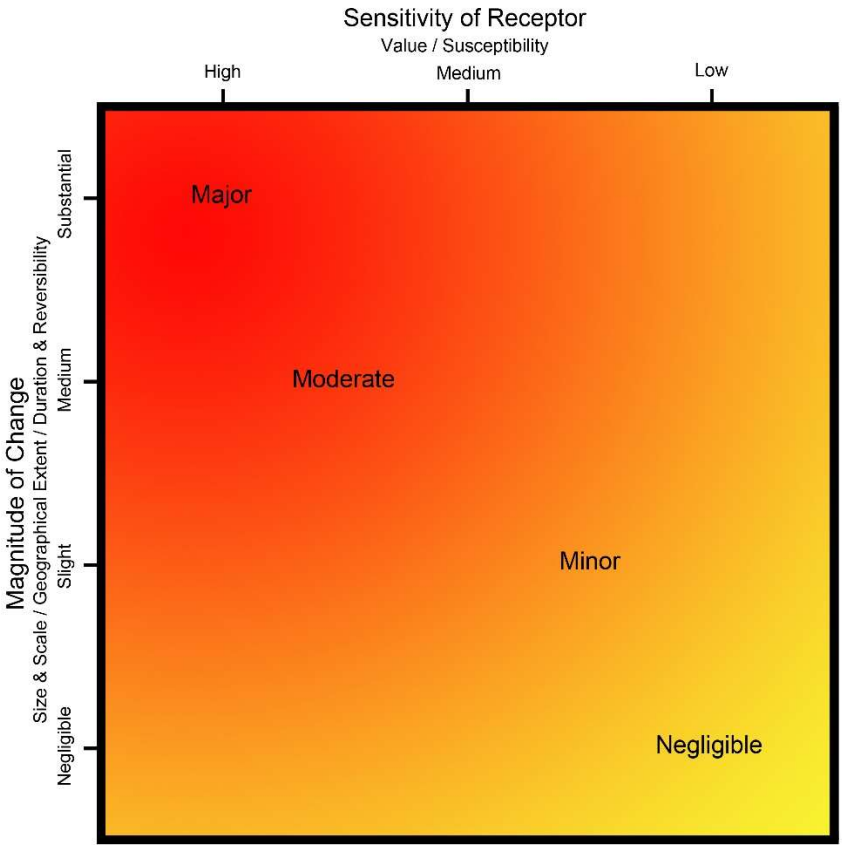
Figure 10-5 - Determining the Magnitude of Visual Change



Assessment of Visual Effects and Significance

10.1.53. The assessment of visual effects, and whether these are significant or not significant, is defined in terms of the relationship between the sensitivity of the visual receptors and the magnitude of the change. The diagram below (**Figure 10.6**) summarises the nature of the relationship, but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Figure 10.6 - Assessment of Visual Effects and Overall Significance



10.1.54. Effects that fall in the red (darker) section of the diagram, that is those which are considered to be **major** and **major/moderate** effects by virtue of the more sensitive receptors and the greater magnitude of effects, are generally considered to be the **significant visual effects**. Those effects falling outside the major or major/ moderate categories are generally considered to be not significant. However, it should be noted that GLVIA3 states *"there are no hard and fast rules about what effects should be deemed significant"* and in some cases professional judgement may determine that a moderate effect is significant. Moderate effects are considered individually on a case by case basis, to determine whether each effect is considered to be significant or not significant. In determining whether moderate effects are or are not significant, particular attention is given to the constituent judgements leading to the assessment of a moderate effect and particularly to value, susceptibility and size/scale of effect, and in addition whether the effect is found across a number of receptors or in a pattern that intensifies the overall impact.

10.2. METHODOLOGY FOR PRODUCING THE ZONE OF THEORETICAL VISIBILITY

10.2.1. A zone of theoretical visibility (ZTV) plan was produced (refer to LAJ-3) to provide an objective assessment of the potential theoretical visibility of the proposed development in the surrounding landscape. The proposed building outline and height was taken from Chetwood Architects drawing "Parameter Plan" (**Figure 3.1 of Volume 4**). Assumed heights for features within the landscape are illustrated on the ZTV based on indicative levels data provided by others.

10.2.2. The ZTV illustrates the potential theoretical visibility of built form taking account of existing retained vegetation and proposed mitigation planting after 15 years.

Existing Features

10.2.3. The levels for the site were taken from Ordnance Survey Terrain 5 data. Existing buildings and vegetation were taken from Ordnance Survey Vector Map Local 1:10,000 and where data was missing vertical elements such as buildings, tree belts and woodland blocks were manually digitised. No existing structural vegetation or buildings have been modelled outside of the five kilometre zone. Assumed heights for features within the landscape are illustrated on the ZTV (Drawing number LAJ-3) and summarised below:

- Existing Industrial buildings 10m high;
- Existing residential buildings 9m high;
- Existing vegetation 12m high;
- Existing hedgerows 2m high; and
- Proposed vegetation 10m high

Proposed Development

10.2.4. The ZTV has been based on the indicative masterplan contained within the Design & Access Statement showing a potential single unit scheme.

10.2.5. To generate the ZTV the receptor point grid interval was set to a 5m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 5 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points were selected across the target area. The following target points were selected:

- E:424535.848, N:300766.808, 117.800m AOD
- E:424776.731, N:300658.675, 117.800m AOD
- E:424746.840, N:300914.503, 117.800m AOD
- E:424727.499, N:301217.805, 117.800m AOD
- E:424987.723, N:301102.638, 117.800m AOD
- E:424745.961, N:301256.486, 113.000m AOD
- E:425011.460, N:301143.957, 113.000m AOD
- E:425027.284, N:300971.647, 111.000m AOD
- E:424864.644, N:300644.609, 111.000m AOD

10.2.7. The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point

around the site. For comparison, a two-storey house, at an average height of 8m, would subtend a vertical angle of 4.58˚ at 100m, 2.29˚ at 200m, 0.92˚ at 500m and 0.46˚ at 1km.

15 Years After Planting

10.2.8. The degree of visibility resulting from the proposed development would decline further once the proposed planting has matured. It has been assumed that the proposed mitigation planting on the 15 years after planting ZTV would have reached semi-maturity and therefore trees have been modelled at an estimated height of 10m.

10.2.9. The Woodland Trust estimates that the mature heights of native woodland trees proposed for mitigation would be as follows:

- Field maple – 20m;
- Hazel – 12m;
- Hawthorn – 15m; and
- Holly – 15m.

10.3. ASSESSMENT OF POTENTIAL LANDSCAPE EFFECTS

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

10.3.2. These tables should be read in conjunction with **Chapter 10 of Volume 2**, which provides a full explanation of the potential landscape effects of the development.

Table 10-12 – Interpretation of Landscape Designations

Factor	Assessment	Notes
Landscape Quality (Condition)	Community	Mixed native hedgerow and mature native trees and copses around the site and within the wider parcel of land are generally in good condition with some gaps and would be appreciated by the community. It is noted that historic field boundary vegetation, which would have sub-divided fields present between the M42 and the edge of Dordon, has been lost.
Scenic Quality	Community	The open, agricultural, nature of the site may be appreciated by walkers along PRoW, which extend through the site, and from properties along the settlement edges, but it is noted that settlement edge of Dordon to the east is prominent in views, as is large-scale commercial development to the south of the A5 and to the west of the M42 within the edge of Tamworth.
Rarity	Low	Similar scale, arable fields are present in the local area.
Representativeness	Low	Influenced by prominent settlement edge of Dordon, large-scale commercial development to the south of the A5 and to the west of the M42 within the edge of Tamworth and by traffic along the A5 and the M42.
Conservation Interests	Community	No known designated ecological or heritage features present within or within the vicinity of the site.
Recreation Value	Local Authority	PRoW AE45 and AE46, extend through the site and the wider parcel of land.
Perceptual aspects	Community	Openness would be valued by residents present to the north (Birchmoor) and east (Dordon and Polesworth) and by walkers along PRoW AE45 and AE46. The site is strongly influenced by the prominent settlement edge to the east (Dordon), by large-scale commercial development to the south of the A5 and to the west of the M42, as well as, traffic along the A5 and the M42.
Associations	Low	No associations in literature, art or other media.

10.3.3. There are no landscape-related designations within the site. Landscape quality, scenic quality, conservation interests and perceptual aspects of the landscape are assessed to have at most Community value. All other aesthetic aspects are assessed to have Low value

aside from recreational access which is assessed to have a Local value due to the presence of PRoW AE45 and AE46 which extend across the site and the wider parcel of land. The site does not contain any particularly rare or representative landscape features and it does not have any notable associations. The site has no demonstrable physical attributes that elevate this landscape above an ordinary landscape.

10.3.4. The value of the site is therefore assessed as being Community level overall, with an elevated value for the PRoW.

Table 10-13 – Assessment of Sensitivity of Landscape Receptors

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Mixed, native boundary hedgerows and woodland copse within and around the site	Community	Low	Medium /Low	Existing vegetation is limited within the site but present along the southern, western and northern boundaries. Field boundary vegetation would be safeguarded. Historic field boundaries within off-site areas would be reinstated and existing woodland copse would be extended and new areas created at the historic corners of existing fields. Large areas of new, mixed, native woodland would be introduced around the edges of the site. A net gain of native hedgerow and woodland would be achieved overall which reduces the susceptibility to change.
A single large-scale, irregular, arable field	Community	Medium	Medium /Low	The existing arable field is open but is strongly influenced by the prominent settlement edge to the east (Dordon) and by large-scale commercial development to the south of the A5 and to the west of the M42 which reduces susceptibility.
Gently rising landform	Community	Medium	Medium /Low	The simple landform of the site is susceptible to built development, although the site is strongly influenced by the prominent settlement edge to the east (Dordon), located on elevated ground, and by large-scale commercial development to the south of the A5 and to the west of the M42 which reduces susceptibility.
Influence of large-scale commercial buildings and prominent settlement edge	Low	Low	Low	The nature of proposed built form is similar in scale to existing large-scale commercial development immediately to the south and west which reduces susceptibility.

Aesthetic and Perceptual Aspects				
Large-scale fields with a moderate sense of enclosure provided by large-scale commercial buildings and a prominent, elevated settlement edge	Community	Low	Medium / Low	The open character of the site is susceptible to built development, although this is already strongly influenced by surrounding built form and road networks in the vicinity.
Generally simple forms and colours with diversity and complexity provided by road infrastructure, large-scale commercial buildings and the settlement edge	Community	Low	Medium / Low	Simplicity is susceptible to built development, but the prominence of the existing settlement edge and large-scale commercial development to the south and west reduces this susceptibility.
Largely still, but strongly influenced by peripheral road noise and movement	Community	Low	Medium / Low	The proposed development would introduce a new areas of large-scale commercial development into an area which is already strong influenced by noise and movement associated with the A5 dual carriageway and noise associated with the M42 which is in cutting; intermittent noise and movement, which would also be generated by the proposed development, is therefore already partially characteristic of the site.
Affected by lighting from adjacent infrastructure and commercial uses	Community	Low	Medium / Low	The baseline level of light across the site varies between >32 NanoWatts/cm2/sr (the brightest level of lighting) in the south-western part of the site reducing to 8-16 NanoWatts/cm2/sr (3rd brightest band) at the north-eastern of the site. This indicates that the site is already strongly influenced by light from adjacent settlements and infrastructure which reduces susceptibility

Character				
Localised area of LCA 5 Tamworth Fringe Uplands	Community	Medium	Medium / Low	The site is typical of the character area which is described as a *"fragmented landscape with a complex mix of agricultural, industrial and urban fringe land uses", "Heavily influenced by adjacent settlement edges of Tamworth and Dordon"* and by former mining activities. Large-scale commercial development is already a characteristic of the locality.

Table 10-14 – Assessment of Magnitude of Landscape Change

Landscape Receptors	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
Individual Elements and Features							
Mixed, native boundary hedgerows and woodland copse within and around the site	Medium	Medium	Medium	Short-term Permanent	Slight / Medium	Medium	A section of existing hedgerow along the southern boundary of the site would be lost to enable access. Long-term benefits in relation to new planting and landscape management of open space in both the site and off-site areas.
A single large-scale, irregular, arable field	Large	Medium	Medium	Short-term Permanent	Medium	Medium	The existing arable field is open but is strongly influenced by the prominent settlement edge to the east (Dordon) and by large-scale commercial development to the south of the A5 and to the west of the M42. Proposed built form would be in an area for which large-scale commercial development is already a characteristic Agricultural use of the land would be lost as a result of the development. Benefits in relation to new planting and landscape

							management of open space within and surrounding the development.
Gently rising landform	Large	Medium	Large Medium	Short-term Permanent	Medium	Medium	The landform would be altered by lowered development platforms, earth mounds, attenuation features, and road infrastructure. In the short-term, during the construction period, there would be a large-scale of change to the landform which would be readily perceptible from surrounding areas prior to the establishment of mitigation planting. In the long-term, landscape mitigation would align with and reinforce the character of the area.
Influence of large-scale commercial buildings and prominent settlement edge	Medium	Small	Medium Small	Short-term Permanent	Slight / Medium	Slight	The presence of existing large-scale commercial development to the south and west would continue and intensify; however, in the long-term, placement of open space and reinstated historic hedgerow boundaries would safeguard open agricultural land which separates the settlement edge from commercial areas.

Aesthetic and Perceptual Aspects							
Large-scale fields with a moderate sense of enclosure provided by large-scale commercial buildings and a prominent, elevated settlement edge	Large	Medium	Small	Short-term Permanent	Slight / Medium	Slight/ Medium	In the short-term the perception of openness within the site boundaries would be reduced by hoarding, construction compounds and the presence of heavy machinery and materials. In the long-term, the introduction of new large-scale commercial development increasing the sense of enclosure provided by existing large-scale commercial development to the south and west and the prominent, elevated settlement edge to the east.
Generally simple forms and colours with diversity and complexity provided by road infrastructure, large-scale commercial buildings and the settlement edge	Large	Small	Small	Short-term Permanent	Slight	Slight	In the short-term, more complexity would be introduced by hoarding, construction compounds and the presence of heavy machinery and materials. In the long-term, Complexity would be introduced by built form into an area which is generally simple but strongly influenced by the prominent settlement edge and large-scale commercial development to the south and west. In the long-term, proposed mitigation planting on earth mounds would

							become established and the level of complexity would reduce.
Largely still, but strongly influenced by peripheral road noise and movement	Medium	Small	Medium Small	Short-term Permanent	Slight / Medium	Slight	Traffic and movement introduced to an area which is already affected by noise and movement associated with the A5 dual carriageway and the M42. In the short-term, construction machinery would more strongly affect the sense of stillness in the site and surrounding area. As proposed mitigation planting established the level and perceptions of disturbance would reduce.
Affected by lighting from adjacent infrastructure and commercial uses	Small	Small	Small	Short-term Permanent	Slight / Negligible	Slight / Negligible	The baseline level of light across the site varies between >32 NanoWatts/cm2/sr (the brightest level of lighting) in the south-western part of the site reducing to 8-16 NanoWatts/cm2/sr (3rd brightest band) at the north-eastern of the site. This indicates that the site is already strongly influenced by light from adjacent settlements and infrastructure. The scale of change with the introduction of new lighting would therefore be small within its context.

Character							
Localised area of LCA 5 Tamworth Fringe Uplands	Medium	Small	Medium Small	Short-term Permanent	Slight / Medium	Slight	New large-scale commercial development introduced into and area which is already characterised by large-scale commercial development. Over time the scale of change and its geographical spread would reduce as proposed mitigation establishes.

Table 10-15 – Assessment of Landscape Effects

Landscape Receptors	Sensitivity	Magnitude (after Construction)	Magnitude (after 15 years)	Landscape Effects (at Construction) (Bold type = significant effect)	Landscape Effects (after Construction) (Bold type = significant effect)	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features						
Mixed, native boundary hedgerows and woodland copse within and around the site	Medium /Low	Slight / Medium	Medium	Moderate / Minor	Moderate	Negative moving to Positive after construction
A single large-scale, irregular, arable field	Medium /Low	Medium	Medium	Moderate	Moderate	Negative
Gently rising landform	Medium /Low	Medium	Medium	Moderate	Moderate	Negative
Influence of large-scale commercial buildings and prominent settlement edge	Low	Slight / Medium	Slight	Minor/Moderate	Minor	Neutral
Aesthetic and Perceptual Aspects						
Large-scale fields with a moderate sense of enclosure provided by large-scale commercial buildings and a prominent, elevated settlement edge	Medium / Low	Slight / Medium	Slight/ Medium	Minor/Moderate	Minor/Moderate	Negative
Generally simple forms and colours with diversity and complexity provided by road infrastructure, large-scale commercial buildings and the settlement edge	Medium / Low	Slight	Slight	Minor	Minor	Negative
Largely still, but strongly influenced by peripheral road noise and movement	Medium / Low	Slight / Medium	Slight	Minor/Moderate	Minor	Negative

Affected by lighting from adjacent infrastructure and commercial uses	Medium / Low	Slight / Negligible	Slight / Negligible	Minor / Negligible	Minor / Negligible	Negative
Overall Character						
Localised area of LCA 5 Tamworth Fringe Uplands	Medium / Low	Slight / Medium	Slight	Minor/Moderate	Minor	Negative

10.4. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

10.4.1. 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.

10.4.2. 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.

10.4.3. These tables should be read in conjunction with **Chapter 10 of Volume 2**, which provides a full explanation of the potential visual effects of the development.

Table 10-16 – 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.
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.
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.
21. View from footpath at edge of Brown's Lane (footpath illustrated on OS map but now built over)	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 10-17 – 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.	Small	Negligible	Small	Permanent	Slight	Negligible	The viewpoint is located along the PRoW AE45 on the edge of Birchmoor. The existing view is open to the south-west and west (away from the proposed development) with limited existing views into the development site to the south-east through existing field boundary vegetation. A combination of earth mounds, planted with mixed, native woodland would be provided to the north of proposed built form. The existing hedgerow boundary would be reinstated where gaps are present. Initially views of the earth-mounds would be available through gaps in the existing hedgerow. Over time the proposed hedgerow reinstatement and native woodland planting would screen views of the proposed development.
2. View from Birchmoor Road.	Medium	Small	Small	Permanent	Medium	Slight	The viewpoint is located along Birchmoor Road at the entrance to Birchmoor Farm. Along much of Birchmoor Road views towards the proposed development are screened by the existing, intact, hedgerow. The upper parts of large-scale commercial warehouses present to the south of the

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
							A5 are visible in the background. Initially the upper parts of proposed built form would be visible in the background of the view, in front of existing, large-scale commercial warehouses. Earth-mounding has been proposed to the north of proposed built form which would not be visible in the view. This would be planted with mixed native woodland which over time would screen views of proposed built form.
3. View from conjunction of PRoW AE45 with PRoW AE46	Large	Medium	Small	Permanent	Substantial	Medium	Views across open fields are currently available. Large-scale commercial development is visible in the background of the view to the south, beyond the A5 and to the west on the edge of Tamworth beyond the M42. Cranes associated with new development within the Polesworth School grounds are visible on rising ground to the north. Proposed built form would be visible to the west, in front of, and to the west of existing visible commercial development. Built form would be initially screened by earth mounds of between 2 and 5m height and built form would be placed on a platform below

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
							existing ground level such that the lower parts of the building would be immediately screened. The earth mounds would be planted with mixed, native, woodland which would progressively screen built form as trees became established. PRoW AE46 extends along a historic field boundary and the historic native hedgerow would be reinstates which over time would progressively screen views of proposed built form to the west.
4. View from PRoW AE46	Large	Medium	Small	Permanent	Substantial	Medium	Existing views are available of large-scale commercial development present to the south of the A5 and the rooflines of large-scale commercial development to the west of the M42 in Tamworth across open agricultural fields. 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 filter views of built form.

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
							PRoW AE46 extends along a historic field boundary and the historic native hedgerow would be reinstates which over time would progressively screen views of proposed built form to the west.
5. View from the edge of Kitworth Avenue Recreation Ground	Small`	Negligible	Small	Permanent	Slight	Negligible	Built form within the development site would be largely screened by an established, intervening, copse which would be extended. Mixed native, hedgerows with trees have been proposed along historic field boundaries and would be visible in the view on lower ground.
6. View from Kitworth Avenue Recreation Ground	Small	Negligible	Small	Permanent	Slight	Negligible	Built form within the development site would be largely screened by an established, intervening, copse. Mixed native, hedgerows with trees have been proposed along historic field boundaries and would be visible in the view on lower ground.
7. View from PRoW AE48	Small	Negligible	Small	Permanent	Slight	Negligible	There would be glimpses towards proposed built form where there are gaps within the existing hedgerow. Planting within the proposed Local Park which extends along the eastern

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
							boundary of the off-site area would screen potential glimpses over time.
8. View from conjunction of Watling Street (A5) and PRoW AE46	Medium	Small	Small	Permanent	Medium	Slight	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 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 filter views of built form.
9. View from junction of Watling Street (A5) and PRoW AE52	Small	Negligible	Small	Permanent	Slight	Negligible	Proposed built form would be visible above the existing native hedgerow with trees in the far left-hand-side of the view. Proposed built form would be viewed in the context of, facing, large-scale commercial buildings to the south of the A5 and existing road infrastructure which is characteristic of

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
							the location. The view immediately across the road and to the east would remain open. Proposed earth mounds with native woodland planting would progressively filter views of proposed built form.
10. View from PRoW AE45	Large	Medium	Small	Permanent	Substantial	Medium	The existing view includes the rooflines of large-scale commercial buildings to the west, ongoing construction and buildings on elevated ground within the Polesworth School grounds to the north and the prominent settlement edge of Dordon on elevated ground the east. In the foregrounds view include an area of historic parking with lighting poles and an overhead line. It is proposed that the PRoW be diverted within the development site, to provide an enhanced route which would extend along wooded earth mounds would help to screen the views of walkers towards proposed built form.
11. View from junction of Watling Street (A5) and PRoW AE55	Medium	Small	Small	Permanent	Medium	Slight	Proposed built form would be visible across the A5 dual-carriageway but set within a context of large-scale commercial buildings and traffic infrastructure to the south and west. The

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
							existing hedgerow would be retained to either side of the proposed access which would help to screen the lower levels of the proposed building set on a platform below existing ground level. Built form would be set-back by between approximately 58 and 35m from the existing hedgerow and new native tree and shrub planting has been proposed in this area around a proposed detention basin to ensure that the frontage of the site is in character with the frontage of recently constructed commercial development to the south of the A5.
12. View from PRoW AE55 close to Freasley	No View	No View	No View	No View	No View	No View	No views are available as a result of landform and existing vegetation. The PRoW is currently stopped up beyond this point due to ongoing construction so no closer viewpoint was available at the time of the assessment.
13. View from footway at Junction 10	Small	Negligible	Small	Permanent	Slight	Negligible	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.

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
							Boundary vegetation would screen the lower levels of proposed built form which would be constructed on land 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.
14. View from Tamworth Motorway Services	Negligible	Negligible	Small	Permanent	Negligible	Negligible	The upper rooflines of proposed built form may be visible beyond extensive and established native tree and shrub planting at the boundaries of the motorway services and the M42. Large-scale commercial development would be characteristic in this location.
15. View from public access route along Green Lane.	No View	No View	No View	No View	No View	No View	No views are available as a result of landform and existing vegetation even where gaps in the closes hedgerow boundaries area present (as shown in the viewpoint).
16. View south along the M42 towards Junction 10 from the bridge at Birchmoor.	Negligible	Negligible	Small	Permanent	Negligible	Negligible	The upper rooflines of proposed built form may be visible beyond extensive, and established, native tree and shrub planting along the sides of the M42. Large-scale commercial development would be characteristic in this location.

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
17. View from Birch Grove	Small	Negligible	Small	Permanent	Slight	Negligible	Proposed built form has been set back from the edge of Birchmoor by a varying distance of between approximately 134m and 75m. A strip of small-scale fields, bound by established native hedgerow with trees, abut the back gardens of the closest residential properties. These fields increase the distance of the nearest residential properties from proposed built form by a further 20m. The area north of proposed built form would be designed with earth mounds planted up with mixed native woodland. In the short-term the upper parts of proposed built form may be visible in the distance, Over time, as native woodland planting became established views would be screened
18. View from corner of Cockspur Street and Green Lane	Small	Negligible	Small	Permanent	Slight	Negligible	Glimpses of proposed built form in front of, and overlapping, existing large-scale commercial development to the south of the A5, may be available through gaps and thinner areas of an existing native hedgerow boundary. Proposed earth mounds planted with mixed native woodland immediately to the east of

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 built form would screen views over time.
19. View off Birchwood Avenue at entrance to Tomlinson Construction site	Negligible	Negligible	Small	Permanent	Negligible	Negligible	Glimpses of proposed built form in the distance may be available between existing properties and through existing vegetation. Proposed built form would be viewed in the context of existing large-scale commercial development to the south of the A6 and to the west of the M42.
20. View from end of Barn Close	Small	Negligible	Small	Permanent	Slight	Negligible	Proposed built form would be visible in the distance in the context of large-scale commercial development to the south of the A6 and where the rooflines of large-scale commercial development are visible to the west beyond the M42. Proposed earth mounds planted with native woodland would progressively filter views of built form, breaking up its massing.
21. View from footpath at edge of Brown's Lane (footpath illustrated on	Small	Negligible	Small	Permanent	Slight	Negligible	Proposed built form would be visible in the distance, through gaps in vegetation, in the context of large-scale commercial development to the south of the A6 and where the rooflines of large-scale commercial development are visible to the west beyond the M42.

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
OS map but now built over)							Proposed earth mounds planted with native woodland would progressively filter views of built form, breaking up its massing. In the foreground of the view proposed hedgerow boundaries and native trees within the proposed local park which extends along the eastern boundary of the off-site area would progressively limit views further.

Table 10-18 – 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	Slight	Negligible	Moderate for Residents Moderate for Walkers	Minor for Residents Minor for Walkers	Negative
2. View from Birchmoor Road.	Medium Low/Medium	Medium	Slight	Moderate for Pedestrians Moderate / Minor for Vehicle users	Moderate / Minor for Pedestrians Minor for Vehicle users	Negative
3. View from conjunction of PRoW AE45 with PRoW AE46	Medium/High	Substantial	Medium	**Major** for Walkers	Moderate for Walkers	Negative
4. View from PRoW AE46	Medium/High	Substantial	Medium	**Major** for Walkers	Moderate for Walkers	Negative
5. View from the edge of Kitworth Avenue Recreation Ground	Medium/High Medium/High	Slight	Negligible	Moderate for Walkers Moderate for Users of Area of Open Space	Minor for Walkers Minor for Users of Area of Open Space	Negative
6. View from Kitworth Avenue	Medium/High Medium/High	Slight	Negligible	Moderate for Walkers Moderate for Users of Area of Open Space	Minor for Walkers Minor for Users of Area of Open Space	Negative

Recreation Ground						
7. View from PRoW AE48	Medium/High	Slight	Negligible	Moderate for Walkers	Minor for Walkers	Negative
8. View from conjunction of Watling Street (A5) and PRoW AE46	Medium Low/Medium	Medium	Slight	Moderate for Walkers Moderate / Minor for Vehicle users	Moderate / Minor for Walkers 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	Slight	Negligible	Moderate / Minor for Pedestrians Minor for Vehicle users	Minor for Pedestrians Minor / Negligible 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
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 footpath at edge of Brown's Lane (footpath illustrated on OS map but now built over)	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