

The West Midlands Rail Freight Interchange Order 201X  
Technical Appendix 12.6 - Visual Effects Table (VET)  
Regulation 5(2)(a)  
FPCR - July 2018

APPENDIX 12.6: VISUAL EFFECTS TABLE (VET)

Ref	Receptor and Location	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 15 Years Post Completion	Is the Overall Effect Significant?
		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
R1	Wharf Cottage and Round House	High	Low/Medium	150m	Partial	Permanent	High Medium Low Negligible/None	Construction: Medium Completion: Medium Year 15: Low/Medium	Moderate Adverse	Moderate Adverse	Minor/Moderate Adverse	No
R2	Wharf House and The Cottage	High	Low/Medium	150m	Full/Partial	Permanent	High Medium Low Negligible/None	Construction: High Completion: Medium/High Year 15: Medium	Moderate/Major Adverse	Moderate/Major Adverse	Moderate Adverse	Yes
R3	Oak View and adjoining properties on Croft Lane (approx. 6No.)	High	Low/Medium	125m	Full/Partial	Permanent	High Medium Low Negligible/None	Construction: High Completion: Medium/High Year 15: Medium	Moderate/Major Adverse	Moderate/Major Adverse	Moderate Adverse	Yes

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R4	Properties on Croft Lane, No.s 1-5 (approx. 5No.)	High	Low/ Medium	115m	Full/ Partial	Permanent	Construction: High Completion: Medium/ High Year 15: Medium	Existing views from these properties are primarily to the west and east, with the latter generally from first floor windows only. Views towards the west are relatively open yet views to the south and north are very limited by the general orientation of the properties. The Proposed Development will be visible to the west, yet in these views the foreground will comprise the Community Park (with both conserved and new hedgerow/ tree planting). Building(s) will be seen beyond the screening and filtering planting and mounding will be Sited immediately to the east of the built development to screen the lower level activities (e.g. service yards). To the east, the higher parts of the proposed building(s) will be seen over the existing canal side planting and proposed mounding and planting.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse	Yes
R5	Galley House	High	Low/ Medium	80m	Full/ Partial	Permanent	Construction: High Completion: Medium/ High Year 15: Medium	This property includes some boundary garden/ hedgerow and tree planting and it generally has views to the west, south and north. Existing views to the east are restricted by adjoining boundary planting. The Proposed Development will be seen beyond the existing surrounding boundary planting and other conserved and new mounding and planting to the west of the property. The proposed intervening mounding/ planting will screen the lower active surrounds to the nearest building, although the higher parts of this unit will be seen beyond. To the north, south and immediately to the west of the property the Proposed Development will be a Community Park, comprising conserved woodland, trees, hedgerows and new planting and habitats. Views towards the wider development are likely to be limited.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse	Yes
R6	Avenue Cottages	High	Low	50m	Full/ Partial	Permanent	Construction:	These properties have some existing tall hedgerows and	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate	Yes

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Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None				Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	and Old Pool House (approx. 3No.)						planting on or close to their boundaries and this existing surrounding planting is effective in limiting views generally southwards. The clearest views are from the southern property at Avenue Cottages. The Proposed Development will extend up to these property boundaries and will include mounding and new woodland/ tree planting in these closest areas. The mounding and proposed planting will be effective in screening and filtering views towards the nearest building(s). The highest parts of these units are likely to be visible, yet could be effectively filtered and screened as the new planting matures.	Adverse	Adverse	Adverse	Adverse	
R7	Kinvaston, Longacre and Eastfields	High	Low	130m	Full/ Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low/ Medium	These properties have differing and generally partially restricted views southwards. The A5 and traffic on the road are close and prominent in these existing views. As with R6 above, the Proposed Development will encompass mounding and new woodland/ tree planting along the southern side of the A5 and this (in conjunction with the conserved Site boundary hedgerows and trees) will be effective in screening and filtering views towards the lower and active parts of the nearest units. This filtering and screening will improve over time with the maturing and management of the new and existing planting.	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse	No
R8	Property on A5 (The Villa)	High	Low	130m	Full/ Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low/ Medium	This property is situated in a comparable position to those at R7 above, yet has clearer views southwards across the A5. The existing road and traffic are the dominant elements in these views. The Proposed Development will encompass mounding and new woodland/ tree planting along the southern side of the A5 and this (in conjunction with the conserved Site boundary hedgerows and trees) will be effective in screening and filtering views towards the lower and active parts of the nearest units, although the higher parts of these will be visible. This filtering and screening will improve over time with the maturing and management of the new and existing planting.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse	Yes

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R9	Properties on/ off Harrison Lane (north of the Villa) (approx. 5No.)	High/ Medium	Low/ Medium	225m	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low/ Medium	These scattered properties are set back to the north of the A5 and have relatively more distant views towards the Site (than R7 and R8). Views towards the Site are generally interrupted by intervening trees, hedgerow and buildings. on the northern side of the A5.  The Proposed Development will be seen through and beyond these existing elements and will encompass mounding and new woodland/ tree planting along the southern side of the A5. These landscape measures will be effective in screening and filtering views towards the lower and active parts of the nearest unit(s), although the higher parts of these will be visible.. The visual filtering and screening will improve over time with the maturing and management of the new and existing planting. The replacement of a pylon with a new pylon and associated compound on the northern side of the A5 may be visible from some of these properties to differing degrees.	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse	No
R10	Properties on north side of A5 (between petrol station and garden centre) (approx. 5No.)	High	Low	225m	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low/ Medium	These properties generally front (or face towards) the A5 and have views southwards that are dominated by the A5 and traffic. Views south across the Site vary and are generally restricted by mature planting and trees on the southern side of the A5, although some longer and more channelled views are possible.  The Proposed Development will be seen from these properties beyond the A5 and existing planting on the southern side of this road. Some views directly to the south will of the Community Park, yet others will encompass proposed building(s) primarily to the west of the Community Park but also for some, potentially to the east of the canal. As with many of the other properties along the A5, proposed mounding and planting will reinforce the existing conserved hedgerows and trees along the southern side of the A5 and effectively screen the lower and active parts (service yards etc) of the building(s). The higher parts of the proposed building(s) will be visible to varying degrees largely dependent on the extent of	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse	No

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R11	Two properties on south side of A5 (Hamerton House/ Gailey Farm and Denson House)	High	Low/ Medium	75m	Full/ Partial	Permanent	Construction: High Completion: Medium/ High Year 15: Medium	the intervening planting.	Moderate/ Major Adverse	Moderate Adverse	Moderate Adverse	Yes
R12	Chase View, School House and adjoining properties and Roundabout Cottages (approx. 8No.)	High/ Medium	Low	240m	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low/ Medium	These properties are situated close to Gailey Roundabout and the majority lie on the northern side of the A5. Existing views are dominated by the road and traffic. A highway compound and police station are also visible on the southern side of the A5. The Proposed Development will be visible to the south and south east of these properties. It will however be seen in the context of and beyond the other existing features. It will principally be building(s) on the two nearest plots that will be visible and these are most likely to be aligned with the rail line, thus reducing their visual presence. The active and lower parts of the buildings will be effectively screened by the new and existing planting, although the higher parts will be more limited.	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse	No
R13	Eaton House	High	Low/ Medium	350m	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low/ Negligible	This property is sited alongside the A5 to the west of Gailey Roundabout, with limited opportunities for views eastwards or south eastwards towards the Proposed Development. A field of polytunnels (temporary features) and mature trees and planting exist surrounding the property and restrict views in the general direction of the Site.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible	No

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Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No	
R14	Marsh Farm	High/ Medium	Low/ Medium	150m	Full/ Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low/ Medium	The Proposed Development may be partially visible through or beyond the existing planting surrounding the property yet is predicted that any views towards the Proposed Development will be limited.  This property has views eastwards and north eastwards across the A449, largely towards the north west part of the Site. Views south eastwards are more restricted by mature trees and a wooded copse on the western side of the A449.  The Proposed Development will be visible in the north west corner of the Site beyond the A449. Proposed perimeter mounding and planting will effectively screen and filter views towards the lower and active parts on the development yet the higher parts of the nearest building(s) will be visible beyond. The visual filtering and screening will improve over time with the maturing and management of the new and existing planting.	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse	No
R15	Property fronting the A449	High	Low	90m	Full	Permanent	Construction: High Completion: High Year 15: Medium/ High	This single property sits close to the edge of the A449 and has open views to and across the road and towards the east. The road and traffic dominate the existing views.  The Proposed Development will be clearly visible from the front of this property on the opposite side of the A449. Immediately to the east of the road, the existing boundary hedgerow (if within the applicant's control) will be conserved and beyond this a proposed sustainable drainage feature, mounding and woodland/ tree planting will be Sited. This mounding and planting will screen views of the lower and active (e.g. service yards) parts of the nearest building(s). The higher parts of the proposed building(s) will be visible yet will become more filtered and screened as the new planting subsequently matures.	Major Adverse	Major Adverse	Moderate/ Major Adverse	Yes
R16	Hollybryre, Evergreen and Homestead	High	Low	80m	Full/ Partial	Permanent	Construction: Medium/ High Completion: Medium/ High	These properties are located directly to the south of R15, yet are set further back from the A449 and include frontage and boundary planting that offers a greater relative degree of existing screening.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse	Yes

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R17	Properties east of Crateford Wood (including caravan park) (approx. 15No.)	High	Low/ Medium	275m	Partial/ Glimpse	Permanent	Construction: Low/ Medium Completion: Low/ Medium Year 15: Low	The Proposed Development will still however be visible through and beyond this existing planting and where it is the nature of the views are likely to be similar to those of R15 although more restricted and filtered. The proposed perimeter mounding and planting will screen views of the lower and active (e.g. service yards) parts of the nearest building(s). The higher parts of the proposed building(s) will be visible yet will become more filtered and screened as the new planting subsequently matures.	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse	No
R18	181 Station Drive	High	Low	380m	Partial	Permanent	Construction: Low Completion: Low Year 15: Low	This property is located at the junction of Station Drive and the A449 and existing views are varied, active and dominated by the junction. Side/ angled views are possible in the general direction of the Site although the primary views are in the opposite direction. The Proposed Development will be visible in this varied context beyond the playing fields and existing trees and hedgerows and in the context of the existing chemical and industrial works. Views are likely to be possible towards the higher parts of the nearest building(s) and to the higher parts of the gantry cranes.	Minor Adverse	Minor Adverse	Minor Adverse	No
R19	Properties on	High	Low	260m	Partial	Permanent	Construction: Medium	These properties generally front onto Station Drive yet have	Moderate	Moderate/ Major	Minor/ Moderate	Yes

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Receptor Reference (R)	Station Drive (approx. 15 -12No.)	High Medium Low	High Medium Low		Full Partial Glimpse None		High Year 15: Low/ Medium	views northwards from the rear. These views encompass existing pasture and mature trees and hedgerows, with the chemical works and rail line (including catenary) also visible gardens. The existing hedgerows and trees stretching east-west across the view generally overlap to provide some screening and filtering to limit more open and longer distance views. Available views are likely to vary between these properties subject to their existing respective boundary planting/ treatments. The Proposed Development is likely to be visible from the majority of these properties beyond the intervening fields and planting. In these views, the existing planting and proposed planting and mounding will effectively screen views towards the lower and active parts of the proposals (including the intermodal containers area and service yard). The higher parts of the gantry cranes and nearest building(s) are likely to be visible above and beyond the mounding and planting, yet are likely to become more filtered and screened as the planting is managed and subsequently matures.	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No
R20	Wood View	High	Low/ Medium	40m	Full/ Partial	Permanent	Construction: Medium/ High Completion: Medium/ High Year 15: Medium	This property has existing views northwards and westwards encompassing the Four Ashes Industrial Estate and the Bericote development (under construction). View towards the east and north east are more restricted. The ERF is dominant to the south. The Proposed Development will be visible on the opposite side of Vicarage Rd. Proposed perimeter mounding and planting will be Sited beyond the existing roadside hedgerow and will screen views of the lower and active (e.g. service yards) parts of the nearest building(s). The higher parts of the proposed building(s) will be visible beyond yet will become more filtered and screened as the new planting subsequently matures. The proposals will replace current views to the Bericote development, albeit this is relatively more distant.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse	Yes
R21	Properties on	High	Low/	75m	Full	Permanent	Construction: High	These properties generally have open views to the north and	Major	Major Adverse	Moderate/	Yes

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Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No	
	Straight Mile (Straight Mile Farm, Meadow View, High Clere) (approx. 3No.)	Medium	Medium			Completion: High Year 15: Medium/ High	<p>south, with more oblique views towards the Four Ashes Industrial Estate and the ERF. Views northwards across the Site are generally open yet are interrupted by the overlapping nature of the hedgerows and trees.</p> <p>The Proposed Development will be clearly visible in northerly views from these properties. Proposed mounding and existing and new planting will be situated between the properties and the built development and this will provide some screening and filtering to the lower and active surrounds to the building(s).</p> <p>The higher parts of the proposed building(s) will however be closely visible beyond, yet will become more filtered and screened as the new planting subsequently matures. Pylon works will also be undertaken close to and between these properties immediately north of Straight Mile. These works will involve replacement of an existing pylon with a new pylon and associated compound.</p>	Adverse		Major Adverse		
R22	Properties at the northern end of Kings Rd and on Straight Mile, Calif Heath (approx. )	High	Medium	400m	Partial/ Glimpse	Permanent	Construction: Medium Completion: Medium Year 15: Low/ Medium	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse	No	
R23	Properties on Kings Rd, Calif Heath (excluding those at northern end) (approx.	High/Medium	Medium	500m	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low/ Neg	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible	No	

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		High Medium Low	High Medium Low		Full Partial Glimpse None				Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
								The Proposed Development may be glimpsed from any properties with angled views north westwards along Kings Rd, yet these are likely to be limited. Any view will be tightly constrained and heavily filtered by the existing woodland (on Woodland Lane) beyond the northern end of the road.				
<b>R24</b>	Properties on Stable Lane, Calf Heath (up to approx. 8No.)	High	Medium	125m	Partial/ Glimpse	Permanent	Construction: Medium Completion: Medium Year 15: Low/ Medium	These properties have varying yet largely restricted views in the general direction of the Site. Most of the properties front onto the lane, yet existing mature trees and planting along the roadside and around the properties and the woodland along Woodland Lane to the west greatly limits the range of the existing views.  The Proposed Development may be partially seen/ glimpsed, yet would be heavily filtered or screened by the existing woodland, trees and planting alongside the existing lanes. The clearest views will occur in winter yet even at this time any available views will be filtered and there would be no clear or open views.	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse	No
<b>R25</b>	Properties around Latherford and south of Calf Heath (up to approx. 5No.)	High/ Medium	Low/ Medium	1km+	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low/ Neg	A small number of scattered properties across the area south of Calf Heath are likely to have varying views in the general direction of the Site. These will be in excess of 1km from the Site and where it is visible it is only likely to be the trees and woodland that are evident alongside other elements in the broader landscape e.g. ERF.  The Proposed Development may be visible from some of this small number of properties and where visible is likely to be partially seen beyond intervening woodland/ trees/ hedgerows and in a context including the ERF, Bericote Development and SI works. Views would not be possible towards the lower and active parts of the nearest development.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible	No
<b>R26</b>	Properties on Gailey Lea Lane and north east of Junction 12 leading	High/ Medium	Low/ Medium	1km+	Partial/ Glimpse	Permanent	Construction: Low/ Medium Completion: Low/ Medium	A number of properties to the east of the M6 and north east of Junction 12 have varying views in the general direction of the Site. These properties are typically situated at a similar level to the Site, and existing mature trees and planting principally	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No

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Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Adverse or Beneficial	Yes No
	to Hatherton.					Year 15: Low	around Junction 12, the adjacent reservoirs and along the motorway corridor effectively screen views of the Site. The Proposed Development will be visible from some positions in this area to the east and north east of the motorway, leading up to the higher ground and edge of Cannock. Where any part of the Proposed Development is visible it is likely to be limited to be the highest parts of the units nearest to the motorway.					
R27	Properties at Claygates and on Crateford Lane (up to approx. 13No.)	High/ Medium	Medium	800m	Partial/ Glimpse	Permanent	Construction: Low/ Medium Completion: Low/ Medium Year 15: Low	Existing views from these properties do vary with their relative position and orientation. In general the clearest views towards the Site are from the property on Claygates Rd, the greater number of properties are situated on the northern side of Crateford Lane. Existing views from most of these properties are more restricted due to their orientation and the screening created by the adjacent properties and nearby woodland (Crateford Wood). The Proposed Development in the north west of the Site will be visible from these properties, although the south western and intermodal area will be effectively screened largely by Crateford Wood.	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No
R28	The Ivy House, Bungallow Farm and properties on Ivy House Lane (approx. 4 No.)	High	Low/ Medium	2.1km	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low	Some distant easterly views are possible from a small number of properties close to the junction of the A5 and Ivy House Lane. In these views the Site is approximately 2.5km away and it is only the woodland and trees within the Site that are likely to be visible across the intervening farmland/ River Penk valley. Wind turbines and the ERF and S1 stacks are visible from this general position. Proposed building(s) in the north west part of the Site will be visible from this general location. Development is likely to be seen in the mid distance occupying a relatively small proportion of the view.	Minor Adverse	Minor Adverse	Minor Adverse	No
R29	Properties in north eastern and eastern part of Brewwood (estimated approx. 25 – 30 No.)	High/ Medium	Medium	2.5km	Partial/ Glimpse	Permanent	Construction: Low/ Medium Completion: Low/ Medium Year 15: Low/	From the majority of the settlement and properties there are no views of or across the Site. However, from the more elevated central and eastern side, some properties do have longer views eastwards across intervening farmland and woodland in the direction of the Site, approximately 2.5km away. In these	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor/ Moderate Adverse	No

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Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Adverse or Beneficial	Yes No
R30	Properties on Coven Rd (southern edge of Brewwood) (estimated approx. 15 - 14 No.)	High/ Medium	Medium	2.6km	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low	existing views, the farmland and woodland dominate, yet the ERF, SI works, Bericote Development and wind turbines are also evident. Cannock Chase occupies the more distant skyline. For those properties/ locations with views towards the Site, the most visible components are likely to be the higher parts of the building(s) and the rail gantry cranes in the south west of the Site. Where visible these will be seen in the context of the other developments referenced above and in a well treed/ wooded landscape. Most views are likely to be further restricted by other adjacent properties.	Minor Adverse	Minor Adverse	Minor Adverse	No
R31	Properties on eastern and north eastern edge of Coven (estimated approx. 25 – 30 No.)	High/ Medium	Low/ Medium	1.4km	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low	A limited number of properties/ locations on the eastern and north eastern edge of Coven have generally restricted views in the direction of the Site. These views are largely restricted by existing overlapping hedgerows, trees and woodlands and as a result these are no direct views of the Site. The tops of trees and woodland are discernible within and to the south of the Site. The ERF, SI works (stacks) and wind turbines are visible to varying degrees. From these edge of settlement properties/ locations, the highest parts of the building(s) and rail gantry cranes in the south of the Site are likely to be visible just above and beyond	Minor Adverse	Minor Adverse	Minor Adverse	No

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		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None				Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
							the intervening woodland and planting. Where visible it will be seen in the context of the ERF, SI stacks and power lines. There would be no views to any lower active parts of the development. The vast majority of the settlement will have no views towards the proposals.					
R32	Properties on northern edge of Shreshill (estimated approx. 5 – 15No.)	High/ Medium	Medium	2.7km	Partial	Permanent	Construction: Low Completion: Low Year 15: Low	This small settlement occupies an elevated position approximately 2.7km to the south east of the Site. The vast majority of the properties/ locations within the settlement have no views in the general direction of the Site. However, there are a limited number of properties/ locations on the northern edge that have some opportunity for views northwards. Existing views towards the north are generally expansive, except where constrained by other features and planting immediately surrounding the settlement. For any properties with views in the general direction of the Site, the Proposed Development will be seen set within a well treed/ wooded and varied context that includes views also of the ERF, wind turbines and power lines.	Minor Adverse	Minor Adverse	Minor Adverse	No
R33	Properties at Great Saredon (approx. 3 - 5No.)	High/ Medium	Medium	2km	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low	Existing views in the general direction of the Site may be possible from a small number of elevated properties. Any existing views in this direction do appear to be limited and if possible are likely to include closer and clearer views of the M6 motorway. For any properties with views of the Proposed Development, it is likely to be only the higher parts of the building(s) that will be visible and these will be seen in a well treed/ wooded setting with the M6 motorway and other industrial and development uses also evident.	Minor Adverse	Minor Adverse	Minor Adverse	No
R34	Hatherton Hall	High	Medium	2.9km	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low	It is difficult to ascertain the extent of views from the Hall, although there are views from the park/ grounds in the general direction of the Site. Restricted and filtered views towards the south east are possible and the ERF and SI Works are distantly visible beyond the mature woodland and planting	Minor Adverse	Minor Adverse	Minor Adverse	No

APPENDIX 12.6: VISUAL EFFECTS TABLE (VET)

Ref	Receptor and Location	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 15 Years Post Completion	Is the Overall Effect Significant?
		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			High Medium Low Negligible/None	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No
R35	Properties on the western edge of Cammock/Hatherton – generally on higher ground around New Penkridge Rd and Sandy Lane, Shoal Hill	High/ Medium	Medium	3.7km	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low		Minor Adverse	Minor Adverse	Minor Adverse	No
R36	Properties at Pillaton	High/ Medium	Medium	3.4km	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low		Minor Adverse	Minor Adverse	Minor Adverse	No

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Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Adverse or Beneficial	Yes No
							the proposed building(s) that would be seen at a distance of approximately 3km in a wooded and low lying context. The lower active parts of the Site will not be visible due to the existing planting within and surrounding the Site and along the M6 corridor.					
H1	Croft Lane	Low/ Medium	Low/ Medium	100m	Full/ Partial	Transient	Existing views from this short lane vary along its length but are generally contained and of the immediate landscape to the west and south west. Views of the canal and towards the east and south east are restricted by existing intervening properties/ buildings. The Proposed development will be seen principally to the west and south west yet beyond existing planting and the proposed Community Park. Proposed mounding and planting within and immediately beyond the park will reinforce the existing screening and filtering of the building(s) in this direction.	Moderate/ Major Adverse	Moderate Adverse	Minor/ Moderate Adverse	Yes	
H2	A5	Low	Low	75m	Full/ Partial	Transient	Existing views along the A5 to the west of Junction 12 are relatively contained by existing roadside hedgerows, planting and existing buildings yet there are breaks in this that allow generally short ranging views over the largely flat landscape beyond. This is the case both to the north and south of the A5. To the south there are views initially of the reservoir and then towards Calf Heath Wood and the ERF and SI Works through breaks in the planting. West of Gailey roundabout and the Site some of the views are more open and longer ranging. The Proposed Development will be visible to varying degrees along this road, with the clearest opportunities from Junction 12 (across the reservoir to building(s) in the north west of the Site). Proposed mounding and new woodland/ tree planting along the southern side of the road (in conjunction with the conserved Site boundary hedgerows and trees) will be effective in screening and filtering views towards the lower and active parts of the nearest units, although the higher parts of	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No	

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Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No	
H3	A449 (Stafford Rd)	Low	Low	40m	Full/ Partial	Transient	Construction: Medium/ High Completion: Low/ Medium Year 15: Low	these will be visible. The replacement of a pylon with a new pylon and associated compound on the northern side of the A5 will also be visible, yet it is the nearest units and mounding (with planting) south of the road that will form the dominant elements of the development in road user views More distant and approaching views towards the Proposed Development will be possible from a limited stretch of the A5 west of the River Penk. Views from east of Junction 12 are restricted largely by existing woodland/ trees.  Between Gailey Roundabout and the Four Ashes PH, there are views east and west of this road over the landscape. Along the southern part of this short stretch the views are relatively more enclosed by the SI Works and Industrial Estate (to the east) and woodland (to the west). Views are varied and encompass existing industrial uses (including the ERF), farmland and woodland. The Proposed Development on the western side of the Site will be visible immediately to the east of the road. Proposed perimeter mounding and planting will generally screen views of the lower and active (e.g. service yards) parts of the nearest building(s). The higher parts of the proposed building(s) will be visible, yet will become more filtered and screened as the new planting subsequently matures.	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No
H4	Four Ashes Road	Low/ Medium	Low/ Medium	350m	Partial	Transient	Construction: Medium Completion: Medium Year 15: Low	From a very short stretch of this minor road immediately to the west of the Four Ashes PH junction, there are existing views towards the western side of the Site. The SI works, ERF and Four Ashes Industrial Estate are currently visible. The Proposed Development will be visible beyond the A5 and in the context of existing views towards industrial buildings/ elements. Proposed perimeter mounding and planting will generally screen views of the lower and active (e.g. service yards) parts of the nearest building(s).	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No
H5	Station Drive/	Low/ Medium	Low	365m	Partial	Transient	Construction:	Existing views from this stretch of road are very contained and	Minor Adverse	Minor Adverse	Minor Adverse	No

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		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None				Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	Station Rd							dominated by existing properties/ buildings and the immediate roadside. The Proposed Development may be glimpsed beyond or between some properties/ buildings yet these opportunities are very limited and are likely to be seen in the context of the existing Industrial estate buildings and SI works.				
H6	Vicarage Road	Low/ Medium	Low/ Medium	25m	Full	Transient	Construction: High Completion: High Year 15: Medium/ High	This road extends through the southern part of the Site and existing immediate views are primarily of farmland and hedgerows and trees. Traveling in a south westerly direction the Industrial Estate, SI Works and the ERF are visible to varying degrees. Views are generally focussed along this straight road. The Proposed Development will be closely and clearly visible to both sides of the road. Whilst existing roadside hedgerows and trees will be largely conserved, proposed building(s) and service yards and other elements will be visible. Some additional planting will reinforce that existing yet the views from the road will be dominated by the proposals.	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse	No
H7	Straight Mile	Low/ Medium	Low/ Medium	25m	Full/ Partial	Transient	Construction: High Completion: High Year 15: Medium/ High	This road extends to the south of the Site in an east – west and straight alignment. Views are focused along the road although there are views beyond the roadside hedgerows to farmland and woodland/ trees. Traveling in a westerly direction the Industrial Estate, SI Works and the ERF are clearly visible. The Proposed Development will be clearly visible from the road west of Calf Heath. In these views the nearest building(s) on the southern edge of the Site will be visible beyond the existing hedgerows and trees and planted mounding. Some of these units will be set further back from the road. The pylon works will also be visible immediately north of Straight Mile. These works will involve replacement of an existing pylon with a new pylon and associated compound.	Moderate Adverse	Moderate Adverse	Minor/ Moderate Adverse	No
H8	Deepmoor Lane, Kings Road and	Low/ Medium	Low/ Medium	1km+	Partial/ Glimpse	Transient	Construction: Low/ Neg	Existing views from these minor roads to the south of the Site vary and there are some opportunities for generally brief views	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Minor Adverse/ Negligible	No

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Ref	Receptor and Location	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 15 Years Post Completion	Is the Overall Effect Significant?
		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
Receptor Reference (R)	Latherford lane	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None	Completion: Low/ Neg Year 15: Low/ Neg	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No
H9	Woodlands Lane/ Stable Lane	Medium	Medium	30m	Partial/ Glimpse	Transient	Construction: Low/ Medium Completion: Low/ Medium Year 15: Low	Views from these short lanes characterised by the mature roadside woodland/ trees and are generally enclosed towards Straight Mile. Views in the general direction of the Site from these stretches of the lanes (to the north west) are effectively filtered/ screened. Closer and more open views are possible toward the junction with Vicarage Rd but even along this stretch existing roadside trees to the west will limit views. The Proposed Development may be partially seen/ glimpsed, yet would be heavily filtered or screened by the existing woodland, trees and planting lining the lanes. The clearest views will occur in winter yet even at this time any available views will be largely filtered.	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No
H10	M6 Motorway	Low	Low	175m	Partial/ Glimpse	Transient	Construction: Low/ Medium Completion: Low/ Medium Year 15: Low	Views from the motorway to the north and south of Junction 12 are interrupted by mature woodland and trees largely lining the road corridor. However where views are more extensive these include views eastwards towards Cannock Chase and westwards of the lower lying landscape. Towards the west the ERF and wind turbines are visible. Views from the M6 in the general direction of the Site are limited. The highest parts of the proposed building(s) nearest to the motorway are likely to be briefly visible at a short number of breaks in the existing roadside woodland/ planting. Where visible it would be seen in a well treed/ wooded context and there would be no views to the lower active elements (e.g. service yards).	Minor Adverse	Minor Adverse	Minor Adverse	No

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		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No	
H11	Roads north east of junction 12 (limited locations and generally minor roads/lanes)	Low/ Medium	Low/ Medium	1km+	Partial/ Glimpse	Transient	Construction: Low Completion: Low Year 15: Low	There are a limited number of opportunities for views south westwards in the general direction of the Site, as part of broader landscape views. From most roads in this general area views are interrupted or screened by woodland or other features and the clearest landscape views are towards the north east and Cannock Chase. The Proposed Development is likely to be visible from limited positions on these lanes and where visible it is likely to be distantly and partially seen beyond intervening woodland/trees/hedgerows and Junction 12. Views would not be possible towards the lower and active parts of the proposals.	Minor Adverse	Minor Adverse	Minor Adverse	No
H12	Roads generally west of Galley Roundabout (limited locations and generally minor roads/lanes)	Low/ Medium	Low/ Medium	2km+	Partial/ Glimpse	Transient	Construction: Low Completion: Low Year 15: Low	There are a limited number of opportunities for views eastwards/ south eastwards in the general direction of the Site, as part of broader landscape views. From most roads in this general area views are interrupted or screened by the intervening landform (Penk Valley) woodland or other features. The Proposed Development is likely to be visible from very limited positions on these lanes and where visible it is likely to be partially seen beyond intervening woodland/ trees/hedgerows. Views would not be possible towards the lower and active parts of the proposals.	Minor Adverse	Minor Adverse	Minor Adverse	No
H13	Roads at and around Brewood (very limited locations and generally minor roads/lanes)	Low/ Medium	Medium	2.5km	Partial/ Glimpse	Transient	Construction: Low Completion: Low Year 15: Low	There are a very limited number of opportunities for views eastwards in the general direction of the Site, as part of broader landscape views. From most roads in this general area views are interrupted or screened by the intervening landform (Penk Valley) woodland or other features. The Proposed Development is likely to be visible from very limited elevated positions and where visible it is likely to be partially seen beyond intervening woodland/ trees/hedgerows. The most likely visible components are likely to be the higher parts of the building(s) and the rail gantry cranes in the south west of the Site. Where visible these will be seen in the context of the other existing industrial developments/features in a well	Minor Adverse	Minor Adverse	Minor Adverse	No

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		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Adverse or Beneficial	Yes No
H14	School Lane, Coven	Low/ Medium	Low/ Medium	1.2km	Partial/ Glimpse	Transient	Construction: Low Completion: Low Year 15: Low	treeed/ wooded landscape. Views north and north eastwards are heavily restricted largely by existing overlapping hedgerows, trees and woodlands and as a result these are no direct views of the Site (ERF is visible). From very limited positions on this road, the highest parts of the building(s) and rail gantry cranes in the south of the Site may be visible just above and beyond the intervening woodland and planting. There would be no views to any lower active parts of the development.	Minor Adverse	Minor Adverse	Minor Adverse	No
P1	Staffordshire and Worcestershire Canal (Towpath and Canal Boat Users)	High	Medium	30m+	Full/ Partial/ Glimpse	Transient	Construction: High Completion: Medium/ High Year 15: Medium	Existing views from the stretch of towpath/ canal from between north of the Site (east of Rodbaston College) and south of the Site (at Hatherton Marina, Calf Heath) vary considerably in character and extent. From north of the A5 the views are generally mid ranging of farmland interrupted by overlapping hedgerows and woodland with the wind turbines prominent and the M6 visible. South of the A5 (withir/ adjacent the Site) the initial stretch (including Gailey Marina) is relatively more visually enclosed by properties and mature trees/ vegetation to the canal side before more filtered and longer views are possible generally to the west/ north west, approaching the canal bridges at Gravely Way. South of Gravely Way views are enclosed and channelled and dominated by the SI works and industrial development. South of Station Rd, the ERF is dominant and views less enclosed and approaching Hatherton Marina views include more farmland and mature canal side planting. The Proposed Development will be visible to varying extents along this stretch of towpath/ canal. From north of the A5, it will become increasingly more visible approaching the Site from the north. In these views it will be the higher parts of the building(s) closest to the A5 and east of the canal that will be	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse	Yes

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		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			<p>most visible. From Gailey marina and the initial stretch of towpath to the south, the higher parts of the building(s) nearest to the east of the canal will be visible either above or through the existing and new trees and planting along the eastern side of the canal. Proposed mounding beyond the existing canal-side planting will effectively screen lower level views to the access road and active parts of the Proposed Development. Views westwards from the towpath/ canal will also be possible towards the proposals. In these views and where the building(s) are visible they will generally be seen more distantly and beyond existing and new woodland and tree planting. The clearest views in this direction will be from the towpath north of Gravelly Way Bridge (VP4). South of this bridge views towards the Proposed Development will be limited due to the existing industrial uses and buildings to both side of the canal. More limited and restricted views will be possible from south of the Station Rd bridge, with the clearest views occurring for a short stretch of the towpath/ canal immediately to the east of Long Molls Bridge (south of Straight Mile). From this position, the higher parts of the building(s) south of Vicarage Rd will be visible beyond intervening fields. There would be no views to any lower active parts of the development. Views from at and approaching Hatherton Marina are likely to be limited and restricted. Consequently the nature and significance of the visual effects will vary with the most notable visual change arising between Gailey Marina and Gravelly Way Bridge and for a very short distance immediately east of Long Molls Bridge (south of Straight Mile). From other stretches of the towpath the effects will be reduced.</p>	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
P2	PROW (footpath(s)) Rodbaston College	High	Medium	1km	Partial/ Glimpse	Transient	Construction: Low Completion: Low Year 15: Low	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No	

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Receptor Reference (P)		High Medium Low	High Medium Low		Full Partial Glimpse None				Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
								The higher parts of the building(s) nearest to the A5 will be seen beyond the existing hedgerows and woodland/ trees. The development views will generally be interrupted depending on the position along these footpath(s) and there will be no views towards the lower active parts of the development.				
P3	PROW at Coven	High/ Medium	Low/ Medium	1.6km	Partial/ Glimpse	Transient	Construction: Low Completion: Low Year 15: Low	Limited stretches of PROW (footpaths) on the north/ north eastern side of Coven have generally restricted views in the direction of the Site. These views are largely restricted by existing overlapping hedgerows, trees and woodlands and as a result these are no direct views of the Site. The tops of trees and woodland are discernible within and to the south of the Site. The ERF, SI works (stacks), power lines and wind turbines are also visible to varying degrees. From positions along these footpaths, the highest parts of the building(s) and rail gantry cranes in the south of the Site are likely to be visible just above and beyond the intervening woodland and planting. Where visible these elements are likely to be seen in the context of the ERF, SI stacks and power lines. There would be no views to any lower active parts of the development.	Minor Adverse	Minor Adverse	Minor Adverse	No
P4	PROW and tracks south of the Site	High/ Medium	Medium	800m	Partial/ Glimpse	Transient	Construction: Low Completion: Low Year 15: Low	Existing views from these PROW/ tracks to the south of the Site vary and there are some opportunities for generally limited and restricted views across the broader landscape to the north, encompassing views of trees/ woodland within and around the Site and the existing ERF, Industrial Estate and sewage works. The Proposed Development is likely to be visible from limited positions on these routes and where visible it is likely to be partially seen beyond intervening woodland/ trees/ hedgerows, sewage works and in a context including the ERF and SI works. Views would not be possible towards the lower and active parts.	Minor Adverse	Minor Adverse	Minor Adverse	No
P5	PROW (footpaths) at Shareshill	High	Medium	2km	Full/ Partial	Transient	Construction: Medium Completion: Medium	Existing expansive and long ranging views northwards are possible from PROW on the higher slopes leading up to/ from	Moderate Adverse	Moderate Adverse	Moderate Adverse	No

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Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No	
P6	PROW east and north east of Junction 12 (generally towards Hatherton)	High	Medium	1.7km	Partial/ Glimpse	Transient	Construction: Low Completion: Low Year 15: Low	the northern edge of Shareshill. These views are over a varied landscape including farmland, woodland and a variety of other active and industrial elements. The ERF, SI Works, Bericote Development, wind turbines and traffic on major roads are all visible in the middle and longer distance.  The Proposed Development will be seen set within this well treed/ wooded and varied context in the middle to longer distance. It will be the higher parts of the building(s) that will be visible above the intervening woodland/ trees and lower level activity associated with the proposals is unlikely to be visible.	Minor Adverse	Minor Adverse	Minor Adverse	No
P7	PROW/ public open space at Shoal Hill (Cannock Chase AONB)	High	High	3.8km	Full/ Partial	Transient	Construction: Low/ Medium Completion: Low/ Medium Year 15: Low/ Medium	Existing views from the open parts of Shoal Hill are expansive across the lower lying landscape, arcing around from the west to the north east of the Hill. These views include a variety of uses and elements, with woodland and heathland in the foreground and a mix of typically farmland, woodland, industry, power lines, settlement and transport corridors beyond. The Site lies approximately 3.7km to the west beyond Junction 12 in these views. From this position the higher parts of the woodland and trees within the Site are visible as part of a much broader wooded landscape. However, there are no existing discernible views of the fields or ground within the	Moderate Adverse	Moderate Adverse	Moderate Adverse	No

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		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
P8	PROW at and around Huntington/ Badgers Hills	High	Medium	6.3km	Partial	Transient	Construction: Low Completion: Low Year 15: Low	Existing and expansive views in the general direction of the Site are possible from limited stretches/ positions on the higher west facing slopes to the north of Camcock. The clearest views offer long ranging views across the lower lying landscape to the west. These views include a variety of uses and elements, though predominantly farmland, woodland, industry, power lines, settlement and transport corridors beyond. The Site lies approximately 6.2km to the south west. The Proposed Development will be distantly visible from those PROW and positions with views towards the Site. These are generally limited to a number of relatively short stretches on the more open and elevated escarpment edge. The Proposed Development will be seen with a context of other active and industrial elements and will not be seen from these more	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor/ Moderate Adverse	No
Receptor Reference (P)		High Medium Low	High Medium Low		Full Partial Glimpse None			Site. In the more immediate context of the Site, the ERF, SI Works, wind turbines and M6 motorway are visible. There is a viewpoint panel positioned on the most open and elevated part of Shoal Hill (VP32). The Proposed Development will be visible from those PROW and positions with views towards the Site. These are generally limited to those in the more open and elevated part of the Hill. In these views the higher parts of the buildings will be seen stretching across and above a well treed/ wooded context. The Proposed Development will be seen with a context of other active and industrial elements and will not be seen from these more elevated positions on the skyline. It is unlikely that the lower and active parts of the development will be seen as these will be effectively screened by existing intervening planting including the mature woodland and trees along the M6 motorway and around Junction 12. The higher parts of the rail gantry cranes may also be distantly visible at approx. 5.5km. The design and colour treatment of the higher building elevations and roofs will have implications for the degree of visual change/ presence of the building(s) in these views.	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No

APPENDIX 12.6: VISUAL EFFECTS TABLE (VET)

Ref	Receptor and Location	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 15 Years Post Completion	Is the Overall Effect Significant?
		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None				Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
								elevated positions on the skyline. The design and colour treatment of the higher building elevations and roofs will have implications for the degree of visual change/ presence of the building(s) in these views.				
V1	Calf Heath Reservoir	Medium	Low/ Medium	40m	Full/ Partial	Permanent	Construction: High Completion: High Year 15: Medium/ High	Existing views for users of the Reservoir are varied yet generally quite contained by surrounding mature woodland/ trees most notably to the east and south. The reservoir is more open to the north and east. Existing views are dominated by the existing surrounding mature woodland and trees and traffic on the A5/ Junction 12 approach. Views towards the Site are clearest across the north eastern part of the Site closest to the A5. More filtered and restricted views are possible through the surrounding woodland/ trees. The ERF is visible through and beyond the surrounding planting. The proposed building(s) closest to the Reservoir will be visible through and to the side of the existing planting. The clearest views will be from the western end of the reservoir, where close views will be possible to the nearest building(s). New mounding and woodland/ tree planting will be Sited around this parts of the Site's perimeter and will offer some filtering/ screening of the lower active parts of the development, although the higher parts of the building(s) will remain clearly visible. As the proposed woodland/ tree planting matures it will increase the degree of filtering and screening from the reservoir.	Moderate/ Major Adverse	Moderate/ Major Adverse	Moderate Adverse	Yes
V2	Highways Depot and Police Station	Low	Low	5m	Full/ Partial	Permanent	Construction: Medium/ High Completion: Medium/ High Year 15: Medium	These uses are situated adjoining the northern Site boundary and are on the south side of the A5. Views are variable and include the A5 and other surrounding uses/ features. The Proposed Development will be visible to the south however it will be seen in the context of other active rail/ road uses. The active and lower parts of the buildings are likely to be screened by the new planting and mounding/ fencing, although the higher parts will be clearly seen beyond.	Minor/ Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No

APPENDIX 12.6: VISUAL EFFECTS TABLE (VET)

Ref	Receptor and Location	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 15 Years Post Completion	Is the Overall Effect Significant?
		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
V3	Public House/ Garden Centre	Low	Low	310m	Partial/ Glimpse	Permanent	Construction: Low/ Medium Completion: Low/ Medium Year 15: Low	Existing views from these businesses in the general direction of the Site (to the south east) are dominated by the Gailey Roundabout and traffic. The Proposed Development will be partially visible in available views towards the south east beyond the roundabout. It will however be seen in the context of the roundabout, traffic, other buildings and other existing features. It will principally be building(s) on the nearest plot that will be visible. The active and lower parts of the building will be effectively screened by the new and existing planting.	Minor Adverse	Minor Adverse/ Negligible	Minor Adverse/ Negligible	No
V4	Public House and Playing Fields	Low/ Medium	Low	150m	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low/ Medium	Existing views at this location are varied, active and dominated by the A449, associated road junction, Si Works and intervening hedgerows and trees. The Proposed Development will be visible in this varied context beyond the intervening existing trees and hedgerows and in the context of the existing chemical and industrial works. Views are likely to be possible towards the higher parts of the nearest building(s) and to the higher parts of the gantry cranes. Lower level views to the active surrounds to the buildings and to the container stacking area are likely to be effectively screened by the existing and new intervening planting and mounding.	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse	No
V5	Four Ashes Industrial Estate (including SI group premises off Gravelly Way)	Low	Low	15m	Full/ Partial	Permanent	Construction: Low Completion: Low Year 15: Low	Existing views from within the industrial estate are contained and limited by the existing buildings and associated development within the estate. The Proposed Development will be seen from generally limited locations within the existing industrial estate. Where visible it will be seen beyond other intervening industrial buildings and within an industrial dominated view.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Minor Adverse/ Negligible	No
V6	Marina/ Playing Fields, Calf Heath	Medium	Medium	525m	Partial/ Glimpse	Permanent	Construction: Low/ Medium Completion: Low	Existing views from these facilities at Calf Heath are relatively contained by nearby woodland/ trees/ hedgerows, with any more distant views channelled or heavily filtered. Existing	Minor/ Moderate Adverse	Minor Adverse	Minor Adverse	No

APPENDIX 12.6: VISUAL EFFECTS TABLE (VET)

Ref	Receptor and Location	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 15 Years Post Completion	Is the Overall Effect Significant?
		Susceptibility to Change	Value	Approximate Distance from Development Areas/ Zones (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)					
Receptor Reference (R)		High Medium Low	High Medium Low		Full Partial Glimpse None			Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Adverse or Beneficial	Yes No
V7	Rodbaston College	Low/ Medium	Medium	1km	Partial	Permanent	Construction: Low Completion: Low Year 15: Low	views in the direction of the Site are limited. The Proposed Development may be partially visible or glimpsed from these locations and in any available views it is likely to be only the highest parts of the nearest building(s) south of Vicarage Rd, seen through existing intervening woodland/ trees and above new mounding/ planting.	Minor Adverse	Minor Adverse	Minor Adverse	No