Land North-East of Junction 10 of the M42 Motorway: Appendices to the Proof of Evidence of Jeremy Smith BSc (Hons), DipLA, CMLI

Appeal Reference: APP/R3705/W/24/3336295

Prepared by:

SLR Consulting Limited

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SLR Project No.: 403.V11077.00001

29 May 2024

Revision: 05

Appendices

Drawings

Appendix A Methodology for Preparing Photomontages

Land North-East of Junction 10 of the M42 Motorway: Appendices to the Proof of Evidence of Jeremy Smith BSc (Hons), DipLA, CMLI

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SLR Project No.: 403.V11077.00001

8th January 2024

A.1 Introduction

Autumn/Winter Photographs have been taken for all representative viewpoints, and photomontages have been prepared to illustrate the potential visual effects of the appeal proposals at years 1 and 15 for five of the representative viewpoints.

A.1.1 Viewpoint Photographs

Photography was obtained using a full frame digital Single Lens Reflex (DSLR) camera mounted with a 50 mm 'fixed' lens (predominately Nikon D600). The camera was mounted on a tripod with a panoramic head in order to obtain a stable platform and the single frame and panoramic views. The position of the tripod was recorded with a handheld GPS device. In addition to recording the location of the viewpoint, observations relating to time of day, weather, cloud cover, and visibility were recorded.

Following completion of the fieldwork, the photography was reviewed and the clearest images selected for the production of panoramic images. In some cases, small adjustments were made to the images through the use of Adobe Photoshop software in order to improve clarity. The panoramas were then prepared through the joining of individual frames in Photoshop to generate 360 degree panoramas.

Viewpoint photographs are presented as a cylindrical panoramic image at A1 width. Presented field of view is 39.6^{o} x 27^{o} (Horizontal x Vertical). Viewing distance is 50cm.

Photomontages

Type 3 Photomontages have been prepared for the following viewpoints (year 1 and year 15). Viewpoint locations are shown on an extract from the Viewpoint Location Plan on **figure A1**, below (**extracted from LAJ-4 in the SLR LVIA**):

- Viewpoint 1: Bridleway AE45, north-east of the appeal site
- Viewpoint 4: Footpath AE45, east of the appeal site
- Viewpoint 5: Western edge of Kitwood Avenue Recreation Ground, Dordon
- Viewpoint 8: Junction of Footpath AE46 and A5
- Viewpoint 9: A5 at junction with footpath AE52

A.1.2 The Proposed Buildings

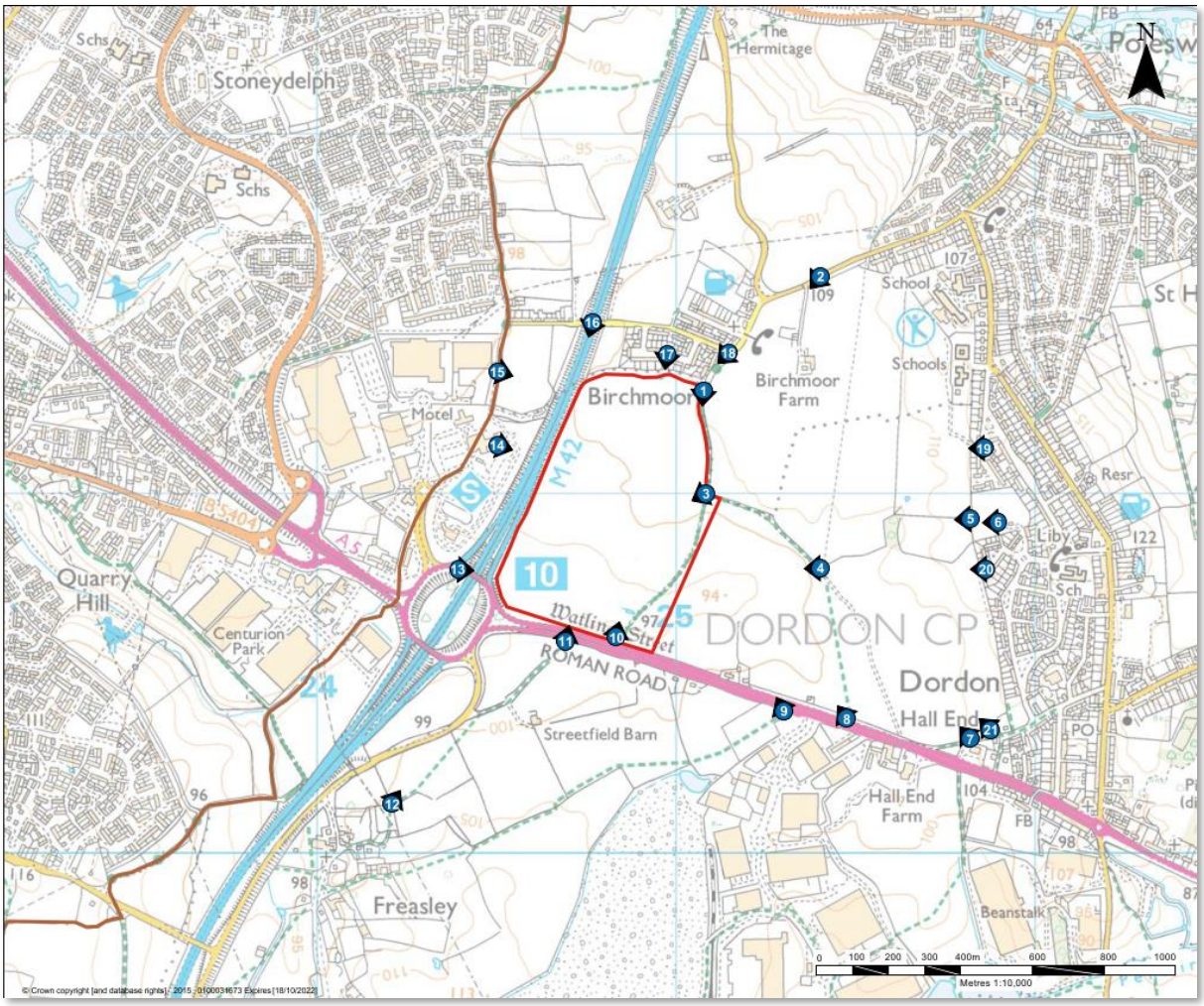
The appeal proposals are in outline and there are therefore no details of the proposed building design. However, Chetwoods prepared a three-dimensional model of a potential arrangement of buildings, with curved roof planes.

A.1.3 Proposed Planting Heights

Views at year 1 show woodland and hedgerow planting in 60cm tubes. Views at year 15 show woodland planting at 7.5 to 8m tall and hedgerows between 2.5m and 3m high, depending upon the character and position of the hedgerow.

Examples on growth rates for photomontages prepared by IEMA states that the growth rate for a 30-45cm transplant is typically 30cm per year in the first three years, increasing to 50cm per year for subsequent years. On this basis trees planted as young stock would achieve a height of 7.5 metres in 15 years.

Figure A1: Viewpoint Locations used in the SLR LVIA. Viewpoints 1, 4, 5, 8 and 9 have been used for Type 3 Photomontages.



A.1.4 Detailed Methodology

This Technical Methodology is produced as part of the requirements of the Landscape Institute Visual Representation of Development Proposals (VRDP) Technical Guidance Note 06/19 (17 September 2019), which states:

'*2.3 Visualisations should: …. be accompanied by appropriate information, including a Technical Methodology and* ***required data within page title blocks*** *(Appendix 7.2 and 10);*'

In Table 2 – Visualisation Types 1-4 (VRDP) indications are given in terms of the detail of reporting required in the Technical Appendix, under 'Reporting Methodology and Data Sources'. This indicates that an outline description of sources is recommended and a methodology for Visualisations Type 1 and 2, with increasing detail through Visualisation Type 3 to Visualisation Type 4.

Appendix 7 paragraph 7.2.2 of the VRDP states:

'A Technical Methodology should be provided as an Appendix to Type 3 and 4 visualisations. This will assist recipients with understanding the level of technical approach and also explain reasoning for any departures from standards. This should be proportionate to the requirements of the assessment and the required images. See Appendix 10.'

The VRPD (paragraph 3.5.2) identifies 4 types of visualisations as follows, with Type 1 being the least technically sophisticated and Type 4 the most sophisticated:

- Type 1 annotated viewpoint photographs;
- Type 2 3D wireline / model;
- Type 3 photomontage / wireline; and
- Type 4 photomontage / wire (survey / scale verifiable).

Table 1 - Relationships between Purpose, User and Visualisation Types (VRDP) indicates the relationship between the types of visualisation and the purpose and intended users of the various visualisations. It is noted in 3.5.6 of the VRDP that categories of user and purpose (i.e. A-D) illustrate four convenient levels along a scale and provide a broad indication as to the appropriate visualisation types for the different levels of users and purposes not a definitive relationship.

Paragraph 3.7.1 of the VRDP guidance states:

'For any given project for which visual representation may be required, the proposed approach to visualisation should be set out in a brief description, explaining:

- *the anticipated Purpose / Users;*
- *the indicative assessment of Sensitivity and Magnitude and resulting likely indicative overall Degree or Level of Effect; and*
- *other factors influencing the selection of the Visualisation Type.'*

Table A1: Visualisation Type

Factor	Proposed Approach
Purpose / Users	Planning Application for EIA development. Users: Planning Authority, Council's landscape consultant, public and consultees.
Indicative overall Assessment levels	Sensitive receptors close to the site, who may experience a high magnitude of effect as proposed development would be close in several views.
Other factors influencing visualisation type	Concerns regarding landscape and visual effects were expressed in pre-app consultations.

Appendix 10 of the VRDP identifies an 'Indicative Listing' of information for each project that should be provided within the overall Technical Methodology. The required information is contained in this document (Appendix 2A) in Table 2: Overall Technical Details.

In addition, Appendix 10 of the VRDP also identifies the technical information required **Per Viewpoint** and to be provided on each page of the photograph / visualisation in a series of figure notes. This information is recorded on the visualisation drawings prepared for this assessment.

Appendix B Summary of LUC Reviews and SLR Responses

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SLR Project No.: 403.V11077.00001

29 May 2024

B.1 Introduction

As part of the application process LUC, the Council's Landscape Consultants, have provided three reviews of the SLR LVIA and other submitted landscape materials, in additional to a Statement of Agreed matters (SOAM). For each of the LUC reviews SLR has provided a response. This Appendix summarises the scope of each of the LUC reviews, and also the scope of SLR's responses to these.

In addition, NWBC, LUC and SLR attended a meeting in January 2023 at which a number of landscape matters were discussed.

B.2 Dates and references for LUC Reviews, SOAM and SLR Responses

- **CD G11**: LUC's First Review of The SLR LVIA, (March 2022)
- **CD G12**: SLR Technical Note (first response) (20th May 2022);
- **CD G13**: LUC's Second Response (including Appendix A) (July 2022)
- **CD G14**: SLR Second Response (27th January 2023)
- **CD G15**: Statement of Agreed Matters (15th May 2023)
- **CD G16:** SLR Third Response (May 2023)
- **CD G17**: LUC Appendix B Review (dated August 2023, Received by Appellant December 2023)
- **CD G18**: SLR Fourth Response (20th March 2024)

B.3 Issues with Delays to LUC Responses

WSP has provided the following commentary on the delays to the LUC responses:

- *Following the initial response provided by LUC to the application (dated 29 March 2022, which in itself was over 16 weeks after validation of the application and therefore beyond the original determination deadline), WSP submitted a technical note (prepared by the Appellant's landscape consultants) in response to LUC's comments on 20 May 2022. Following submission of the response, on 14 July 2022, we set out our frustration to NWBC at its suggestion that LUC's response was not likely to be received 'until the end of August 2022' (over 15 weeks after the applicant's response was submitted). Whilst the LUC response was ultimately received slightly earlier than anticipated on 17 August 2022, it is still considered that 5 months delay from the finalisation of a report to its disclosure is a wholly unacceptable timeframe for providing a supplementary response to a planning application.*
- *On several occasions, NWBC failed to disclose the full information received from LUC to the applicant in a comprehensive and timely manner. This is evidenced in the email trail attached between August 2022 and November 2022 which demonstrates that NWBC issued extracts from the same LUC report several months apart without any clear justification for doing so:*

- *The first LUC extract ('Appendix A – Review of Additional Information') was dated July 2022 but not issued by NWBC until 17 August 2022 (it later transpired that this and the following extract formed part of a comprehensive LUC report dated July 2022);*
- *The second report extract ('Chapter 3') was dated July 2022 but not issued by NWBC until 18 October 2022; and*
- *NWBC provided a full version of the LUC report dated July 2022, however this was only provided to the applicant on 4 November 2022 and only provided as a result of the applicant's request for a full copy of the report and having raised issues and dissatisfaction with NWBC's handling of the consultation responses.*

- *Following receipt of the second LUC response on 15 August 2022, a meeting with NWBC and LUC was requested to try and resolve matters. However, despite extensive efforts to arrange a meeting (which NWBC first suggested would take place on 28 September 2022), it wasn't until 31 January 2023 that a meeting with NWBC and LUC finally took place, c.4 months on from the initial offer of a meeting, c.10 months on from the initial LUC response dated 29 March 2022 and over 13 months after validation of the application.*
- *One of the agreed outcomes of the meeting was that LUC would provide a position statement / Memorandum of Understanding (or equivalent) to clearly set out the areas of agreement and disagreement in respect of landscape, visual impact and Strategic Gap matters. Following the meeting on 31 January 2023, LUC only provided its Statement of Agreed Matters on 15 May 2023 (over 15 weeks after the meeting took place).*
- *On 12 December 2023, NWBC provided a further response from LUC, however the LUC response was dated August 2023 and so a period of c.4 months had passed where NWBC had failed to provide us with the LUC response and therefore inhibited our ability to seek a resolution to outstanding landscape/visual impact matters. As evidenced in the attached email dated 15 December 2023, NWBC subsequently acknowledged it as an 'oversight' on their behalf.*

It is notable in this context that when SLR's last response to the final LUC review was issued in March 2024 it was deemed to be too late. The Council has therefore requested that this document be appended to the SLR Landscape evidence. Accordingly, this information is set out at **Appendix C**.

B.4 Summary of Matters Covered in LUC Reviews and SLR Responses

The following list summarises most of the issues raised by LUC and the SLR response to these points. Where points have been resolved in the SOAM or in the LSoCG I have indicated this in bold below below.

1. Clarification as to what the defined **study area** is. **LSoCG 25 states that the study area used in the SLR LVIA is considered appropriate.**
2. Clarification as to why **baseline photography** varies in size. Additional winter photography was provided by SLR. **LSoCG 29 states that the visualisations provided by SLR accord with Landscape Institute TGN 06/19**.
3. **Provision of visuals showing the Proposed Development** modelled into views (Type 3 visualisation) as opposed to baseline photography only, particularly for viewpoints identified as significant (1, 4, 5, 8 and 9). SLR provided Type 3 visualisations from the five viewpoints suggested by LUC. **LSoCG 29 states that the visualisations provided by SLR accord with Landscape Institute TGN 06/19**.

4. Further **information on how off-site mitigation will be secured**: **LSoCG 17 states that the proposed offsite mitigation would be secured and managed under a section 106 agreement.**

5. Clarification as to the methodology of the cumulative assessment, and why the cumulative schemes identified were included. SLR responded by noting that the cumulative schemes were suggested by the Council. Further details of the cumulative methodology were provided, as well as more detailed cumulative landscape and visual assessments. **LSoCG 24 states that the methodology used in the SLR LVIA "broadly accords with" the recommendations of GLVIA3 and TGN 02/21.**

6. Provide **greater detail on the likely landscape and visual effects**: SLR noted that the SLR LVIA includes both analysis within the main text of the ES as well as detailed analysis of landscape and visual effects within the Appendices.

7. Provide **further information on how the judgements of overall landscape and visual effects were undertaken**: ad noted above, there is detailed analysis of landscape and visual effects both within the main body of the SLR LVIA as well as in the Appendices. Furthermore, judgements are supported by ZTVs, summer and winter photography, summer wirelines and winter Type 3 photomontages, as well as a details within the DAS and Design Guide.

8. Provide further information on **why the viewpoints within the LVIA were included**: **LSoCG 28 states that the viewpoint locations were agreed with the LPA**.

9. Zine of Theoretical Visibility: **LUC suggested that the proposed woodland around the appeal site should be included as part of the development itself in the ZTV**. SLR noted that the North Warwickshire LCA states that the planting of small and medium sized blocks of woodland is desirable, and that this should therefore be seen as part of the mitigation, not the development.

10. Earth bunds are inappropriate in local context: paragraph A.33 of LUC's January 2023 review states that the proposed bunds are of large scale and not sympathetic to the context. **LSoCG 9 states that "bunds and cuttings are a feature of the wider landscape".**

11. Paragraph A.36 of LUC's third response states, in relation to the Design Guide, that **developments should respond to their surrounding context that "*the immediate context of the surroundings to the north of Watling Road comprises rural open land*…" LSoCG 8 states that the appeal site is part of "an area of transitional character at the settlement edge".**

12. Concerns regarding the effects of new lighting on the landscape. SLR provided an extract from the CPRE Dark Skies map showing that the area is strongly influenced by existing lighting.

13. In their 4th review, LUC **questioned the levels of effect assessed for some of the viewpoints,** based upon the new Type 3 photomontages**.** In response to this SLR provided a new assessment of visual effects for the representative viewpoints, again based upon the winter Type 3 photomontages. This assessment was appended to the first draft of the LSoCG in March 2024, but was rejected by the Council stating they should be placed in the Appellant's evidence (see **Appendix C**).

14. LUC provided their own "consideration of Strategic Gap" issued in October 2022. **LUC applied the Eastleigh Criteria**, but SLR pointed out that many of the criteria had been misapplied.

Appendix C SLR's Response to LUC of March 2024

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Appeal Reference: APP/R3705/W/24/3336295

SLR Project No.: 403.V11077.00001

17th May 2024

Land North-East of Junction 10 M42, Dordon

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

Hodgetts Estates

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SLR Project No.: 403.11077.00001

20 March 2024

Revision: 04

Revision Record

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

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Hodgetts Estates (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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Appendices

1.0 Introduction

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

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

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

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

2.0 Response

2.1 Overview

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

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

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

We have structured our response below under the same headings.

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

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

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

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

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

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

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

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

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

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

2.4 2 x wirelines in full resolution

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

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

2.5 Updated SLR Technical Note

2.5.1 Study Area

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

2.5.2 Baseline photography

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

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

2.5.3 Visualisations

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

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

2.6 CLVIA methodology clarifications

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

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

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

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

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

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

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

2.7 Off-site mitigation

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

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

2.8 L&V effects

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

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

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

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

2.8.1 VP selection

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

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

2.8.2 Zone of Theoretical Visibility (ZTV)

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

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

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

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

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

2.8.3 Design Guide

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

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

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

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

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

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

2.8.4 D&A Statement

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

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

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

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

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

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

2.8.5 Light levels

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

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

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

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

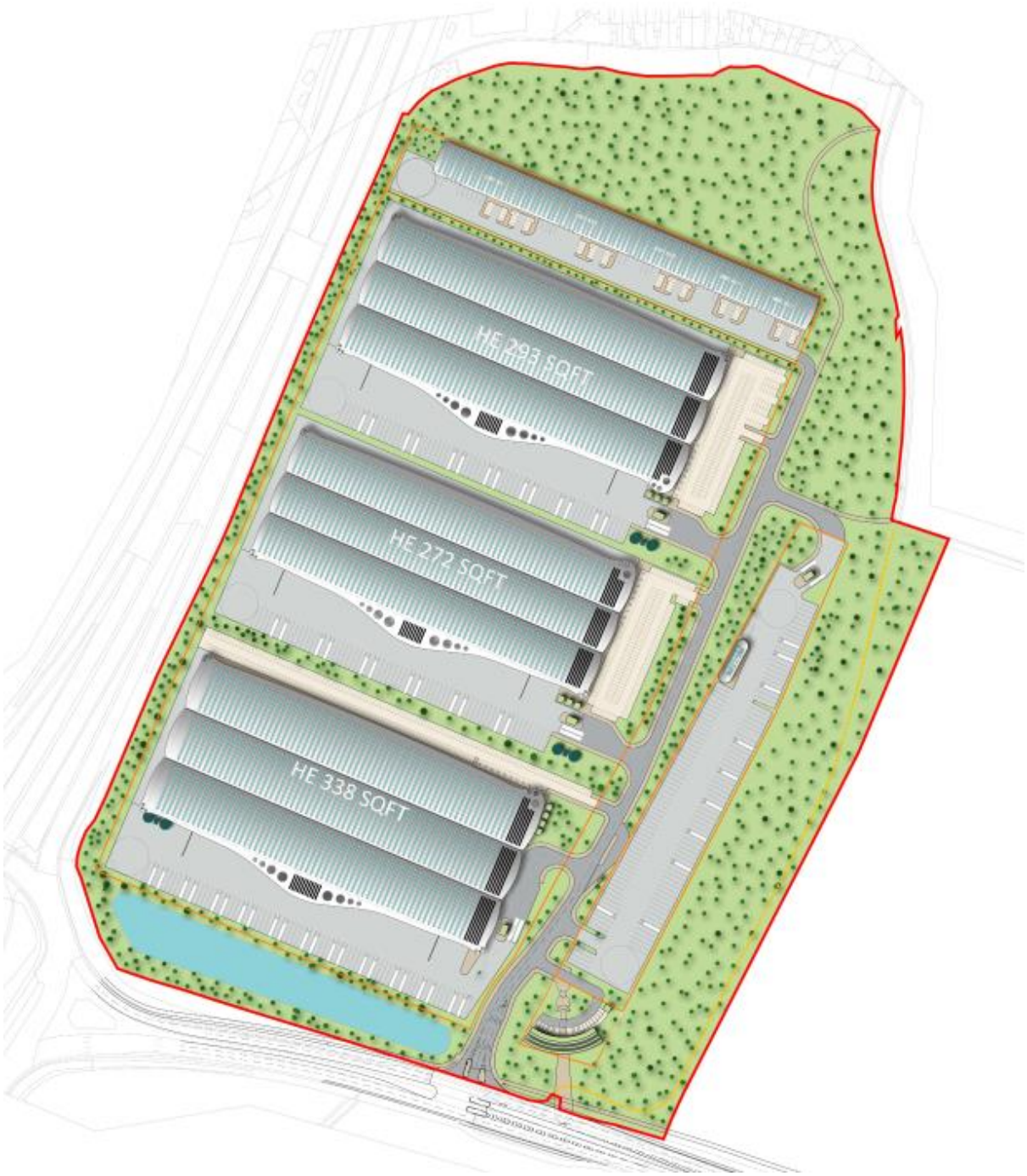
2.9 Indicative Masterplan and Specification

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

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

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

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



Alternative indicative masterplan used to prepare the Type 3 photomontages

2.10 Indicative Elevations based on Indicative Masterplan and Specification

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

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

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

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

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

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

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

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

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

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

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

2.13 Level of effects

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

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

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

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

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

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

Appendix A Assessment of Potential Visual Effects

Land North-East of Junction 10 M42, Dordon

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

Hodgetts Estates

SLR Project No.: 403.11077.00001

20 March 2024

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

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

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

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

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

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

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

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

Table 2-2 – Analysis of Magnitude of Visual Change

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

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

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

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

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

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

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

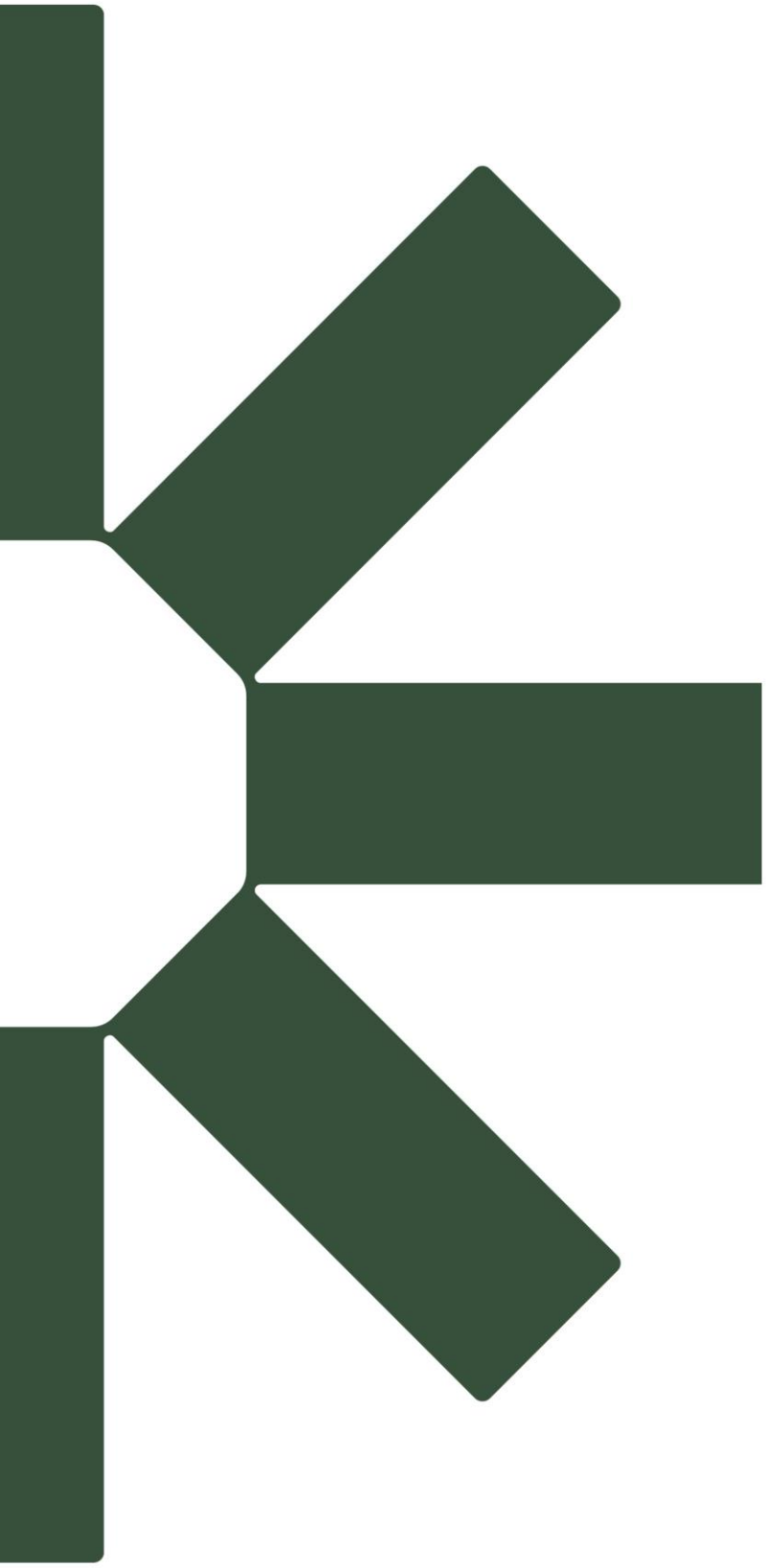
Viewpoint	Size and Scale of Change (at Construction)	Size and Scale of Change (after 15 years)	Geographical Extent	Duration/ Reversibility	Magnitude (after Construction)	Magnitude (after 15 years)	Notes
20. View from end of Barn Close	Small	Negligible	Small	Permanent	Slight	Negligible	No change in assessment.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

Table 2-3 – Assessment of Visual Effects and Significance

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

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

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



Making Sustainability Happen

Appendix D SLR Landscape Technical Note

Land North-East of Junction 10 of the M42 Motorway: Appendices to the Proof of Evidence of Jeremy Smith BSc (Hons), DipLA, CMLI

Appeal Reference: APP/R3705/W/24/3336295

SLR Project No.: 403.V11077.00001

17th May 2024

Technical Memorandum

To:	Sam Oxley	**From:**	Jeremy Smith
Company:	LUC/NWBC	**SLR Consulting Limited**	
		Date:	22 May 2024
		Project No.	403.V11077.00001

RE: Land North-East of Junction 10: Appeal ref. APP/R3705/W/24/3336295
Technical Note regarding Dimensions Used in Type 3 Photomontages

Whilst preparing evidence for the forthcoming appeal it has become apparent that the 3D digital model of the proposed buildings used to prepare the Type 3 photomontages (**CD B31**, issued in July 2023) included an error in its dimensions, and I wanted to inform you of this at the earliest opportunity.

You will be aware that both the LSoCG (paragraph 12, **CD D15**) and the parameter plan (**CD B37**) states that the maximum elevation of the proposed buildings would be 117.8m AOD. As LSoCG paragraph 12 also states, the maximum building height would be 21 metres from ground level. All of the ZTVs, sections and the wireline illustrations (both included within in the DAS/Design Guide and standalone illustrations) have been prepared using this ridge height level (117.8m AOD), and the SLR LVIA and all subsequent assessments are based upon this height also. I am sure you would also have formed your own view based upon this material.

However, the Type 3 montages are based upon an earlier version of the building design that had a building ridge height of 24.641m, or 121.441m AOD, *which is 3.641m higher than proposed ridge height*. **Figure 1**, below, provides a cross section through the architect's model used in the Type 3 montages. As **Figure 1** shows, it is the *parapet height that is actually at 21m* above ground level in the architect's model, not the ridge height.

To make matters completely clear for the Inspector I will prepare two new sets of Type 3 photomontages for viewpoints 1, 4, 5, 8 and 9 as follows:

- One set will have the curved roof buildings as illustrated in the original Type 3 montages, but with the maximum ridge height shown as 117.8m AOD. Year 1 and year 15 versions will be prepared, with bare trees shown at up to 8 metres tall;
- The second set will show a block representation of the parameter plan, with the main building extending up to 117.8m AOD. All buildings in this block montage will be up to a maximum of 117.8m AOD, and all buildings will be shown as having a flat roof. Again, year 1 and year 15 versions will be prepared, with bare trees shown at up to 8 metres tall;

Electronic copies of these revised photomontages will be prepared and issued to all parties as soon as they are complete. Hard copies will be brought to the first day of the inquiry on Tuesday 18th June.

I apologise for any inconvenience that this may cause but I'm sure you would agree it is important that the Inspector has the accurate version of the Type 3 photomontages. If you have any questions regarding the dimensions of the original Type 3 photomontages, or the proposed new, corrected photomontages, then please don't hesitate to contact me.

Regards

Jeremy Smith, Director

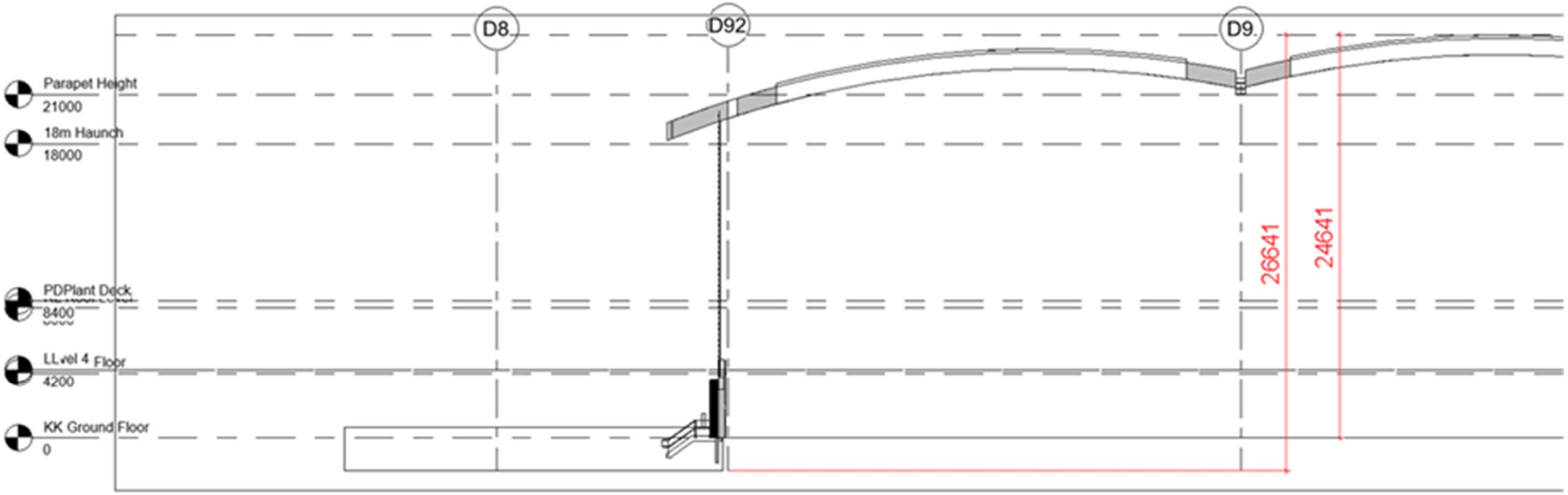


Figure 1: Cross section of the architect's 3D model as used in the Type 3 Photomontages. Ridge height from ground level is 24.641m, with parapet height at 21 metres above ground level.

Appendix E Meeting Note by WSP for Meeting with LUC on 31st January 2023

Land North-East of Junction 10 of the M42 Motorway: Appendices to the Proof of Evidence of Jeremy Smith BSc (Hons), DipLA, CMLI

Appeal Reference: APP/R3705/W/24/3336295

SLR Project No.: 403.V11077.00001

17th May 2024

MEETING NOTE

PROJECT NUMBER	70075293	**MEETING DATE**	31 January 2023
PROJECT NAME	Land NE J10 M42, North Warwickshire	**VENUE**	North Warwickshire Borough Council, Council House, Atherstone
CLIENT	Hodgetts Estates	**RECORDED BY**	JW
MEETING SUBJECT	PAP/2021/0663 – Meeting with NWBC and LUC to discuss LVIA and Strategic Gap		
PRESENT	Jeff Brown (JB) – NWBC Andrew Collinson (AC) – NWBC Sam Oxley (SO) – LUC Erin Hynes (EH) – LUC David Hodgetts (DHodge) – Hodgetts Estates Jeremy Smith (JS) - SLR Emma Jinks (EJ) - SLR Doug Hann (DHann) - WSP James Warrington (JW) - WSP		
CONFIDENTIALITY	**Confidential**		

ITEM	SUBJECT	OWNER
1	**Introductions**	
2	**Agenda**	
3	**Key Elements of LVIA**	
3.1	EJ provided an overview of the SLR response issued on 27/01/23 (ref: 403.11077.00001), which responds to each point raised in LUC's responses to date.	
3.2	<u>Study Area and ZTV</u> • EJ confirmed that the LVIA chapter associated with the Environmental Statement (ES) clearly sets out the methodology for the study area, the extent of which is shown on the ZTV Plan (ref: 221019_403.11077.00001.29.LAJ-51_ZTV_DB). • SO stated that LUC preference is for the study area to be defined on a plan. EJ and JS pointed out that the approach is clearly set out in words within the ES and there is no requirement in guidance to define the study area on a plan. • The parties agreed that with the study area now clarified this was a non-issue.	
3.3	<u>Baseline photography and visualisations</u> • SO sought clarification that the baseline photography was taken from a 90 angle and not stretched. EJ confirmed this is correct.	

	• EJ noted that additional viewpoint photography was provided as part of the SLR response issued on 27/01/23. • SO queried why 'box photomontages' had not been provided. EJ pointed out that Type 1 photomontages are acceptable for outline planning applications such as this but pointed out that the Design & Access Statement (DAS) (which LUC have had access to) includes 3 x wirelines (Type 3) and 2 x additional wirelines are provided in the SLR response dated 27/01/23 (wirelines have therefore been provided for viewpoints 1, 4, 5, 8 and 9). EJ confirmed that building heights have been provided (max ridge height) in these photomontages. SO requested that the **5 x wirelines are provided in full resolution** – **SLR to provide**. **WSP to provide the DAS and Design Guide in full resolution**. • JB agreed that wirelines alone are acceptable for an outline planning application, but it would be useful if photomontages could be provided to assist with the planning and technical assessment of the proposed development. **SLR to provide block montages based on the multi-unit scheme (ref. 00078).** • SO stated that it would be useful for the **baseline photograph for viewpoint 5 to be retaken** to step-back to the level of the Recreation Ground – **SLR to provide**. • SO stated that it would be useful to have **additional versions of the viewpoint photos taken during winter conditions** – **SLR to provide**.	**SLR / WSP** **SLR** **SLR** **SLR**
3.4	<u>Cumulative Assessment</u> • SO confirmed that a site visit had now taken place (the day prior to the meeting). • SO suggested that there were concerns with the approach/absence of cumulative assessment. EJ pointed out that the cumulative LVIA (CLVIA) was carried out as part of the ES and reiterated as part of the SLR response dated May 2022 submitted in response to LUC's initial comments on the application (dated March 2022).	
3.5	<u>Mitigation</u> • SO queried how landscape would be secured – JB queried whether it would be provided in perpetuity and whether there would be provisions for ongoing management. DHodge confirmed that such matters could be secured via planning condition and/or S106 obligation (which would be registered as local land charges).	
3.6	<u>Landscape and Visual Impacts</u> • SO queried the methodology used for assessing impacts. EJ referred SO to Appendix 10.3 and Appendix 10.4 of the ES, which was submitted at the outset of the application in December 2021. SO to re-review the ES and aforementioned appendices.	
3.7	<u>LVIA Viewpoints and Methodology</u> • SO sought clarification on how the viewpoints were selected/agreed. EJ confirmed that viewpoints (including additional viewpoints requested by NWBC) were agreed with JB in advance of the ES being prepared. **WSP/SLR to provide copy of emails relating to the agreement of viewpoints**.	**WSP / SLR**
3.8	<u>Design Guide and Design & Access Statement</u> • In terms of bund modelling, EJ advised that those shown on the 'Indicative Bund Location Plan' were based on a worst-case scenario. SO asked whether the bunds were to be	

	created following the cut/fill exercise to create the development plots – this point was confirmed by EJ. • SO queried whether the base level of the building was known at this point – DHodge confirmed that in order to retain flexibility only a maximum ridge height parameter (AOD). DHodge confirmed that the finished floor levels (FFL) of the buildings can therefore be designed to minimise the level of earthworks required depending on the number, location and height of buildings being proposed. DHodge noted that outline matters of appearance, landscaping, layout and scale are reserved for future consideration and Hodgetts Estates has invited conditions controlling details of hard and soft landscaping, planting and building appearance, layout and scale (height), if these are deemed necessary to make the scheme acceptable in planning terms. • SO asked whether the building heights would be comparable to St Modwen Park Tamworth to the south of the site/A5 and whether there is potential for stepped finished floor levels across the development. DHodge confirmed that given the nature of the buildings proposed, it is likely that they would be comparable in height to those at St Modwen Park Tamworth. Furthermore, the maximum ridge height parameter allows for stepped finished floor levels as depicted by the submitted Illustrative Landscape Sections. JB added that understanding likely finished floor levels (FFL) would help Members better understand the proposals overall. DHodge commented that Members had also benefited from the scheme being flagged out during the site visit in April 2022. • SO requested the provision of existing and proposed sections. EJ pointed out that sections had been provided within the DAS. SO requested that the existing ground level be added to these and asked for additional sections to be provided including a north-south longitudinal section and a selection of east-west horizontal sections to supplement those already provided. **SLR to provide.** • There were discussions surrounding the difference in elevation between the high point and low point at the site. SO initially thought the height difference was 'around 15m' but later accepted that it was less than this. DHann noted that given the length of the site (c. 750m) and the long distance over which the height difference changes, the site it is actually relatively flat.	**SLR**
3.9	In concluding this agenda item, JS sought confirmation / a position from LUC on the following points: • Methodology – does LUC accept that the assessment is in accordance with GLVIA3? • Character area – does LUC accept that the site is within the Tamworth Fringe Character Area? • Viewpoints – does LUC agree with the selected viewpoints? • Designations – does LUC accept that there are no landscape designations on site, such as a valued landscape (in accordance with paragraph 174 of the NPPF)? • Receptors – does LUC accept that landscape and visual receptors used? • Having now undertaken a site visit, does LUC maintain that this is a rural site (which SLR disagrees with given the site context) or does LUC wish to revise its position set out in the initial response dated March 2022 (prior to any site visit)? • Bunds/cuttings – does LUC accept that these are a feature of the landscape? SO advised that LUC was not willing to provide a position on any of these points at the meeting. SO requested that SLR provides these points in a table following the meeting but	

	noted that the budget constraints limit the amount of time available for further review of information. JS pointed out that we are not looking to agree a Statement of Common Ground as we are not at appeal, rather they are seeking points of agreement and disagreement to fully understand LUC's position.	
4	**Outstanding Matters**	
4.1	Lighting – SO sought clarification as to whether lighting impact had been considered. JS queried whether LUC consider the site as a 'dark landscape' and that **SLR will provide further information** to clearly evidence that the site cannot be considered a dark landscape due to the adjacent motorway and A5. JW pointed out that this is an outline planning application, and that lighting would be assessed either at reserved matters or condition discharge stage, however the submitted Design Guide sets out certain design parameters which future lighting schemes would have to abide by.	**SLR**
5	**Mitigation Considerations**	
5.1	AC advised that NWBC has not yet come to a view of landscape/visual impact but welcome discussion around potential mitigation considerations. DHann stated that the Indicative Landscape Plan submitted as part of the application sets out what is considered appropriate mitigation for the development. JS pointed out that the mitigation proposals would strengthen the Strategic Gap to be retained to the east through new planting, thereby enhancing the rural characteristics (in the context of the Eastleigh criteria) and the sense of separation (required by Policy LP4). The landscaping to the east is a key part of the mitigation package.	
5.2	SO queried the footpath alignment (bridleway) and whether that would require diverting. DHann confirmed that part of the bridleway would require diverting and forms part of the development proposals.	
5.3	SO asked whether the impact on the residential properties to the north of the site (in Birchmoor) had been considered. JS pointed out that there is a significant distance between the northern-most development plot and the nearest residential properties to the north which would in any case be separated by the proposed mounds and landscaping. DHodge added that there is also a paddock (in different landownership) between the northern site boundary and the residential properties, which provides a further stand-off from the development plots.	
5.4	SO questioned what the intended use is for the remaining fields within the Strategic Gap. DHodge confirmed that the intention is for them to be retained for agricultural use save for the proposed community orchard, open space transfer site (OS1) for relocated allotments and the landscaping proposals. SO queried how a farmer would use the 'middle field' as it would appear to be 'severed off' from the adjacent fields as a result of the connectivity proposals – DHodge advised that this would not be the case and a field gate(s) could be provided between fields and areas of landscaping / footpaths.	
5.5	SO asked whether the blue circular route shown on the Indicative Landscaping Plan would be outside the security perimeter of the warehousing units. SO also didn't see the value of this route as it was located partly adjacent to the motorway. JS pointed out that this could be used as a fitness trail, a circular leisure route and offered an opportunity for a longer walk than is currently possible within the site boundary, which must be seen as a scheme benefit.	
6	**Strategic Gap LP4**	
6.1	The next agenda item focused on assessing the scheme in the context of Policy LP4 Strategic Gap.	

6.2	JS queried and SO confirmed that the Eastleigh Criteria are the best method for assessing the functionality of gaps between settlements. SO advised that a diagram showing distances between the existing Strategic Gap and the remaining Strategic Gap in a post-development scenario would be useful – JS disagreed as the assessment is not simply about measuring the distance of the Gap. SO maintained that a diagram would be useful.	
6.3	SO advised that LUC would not comment on the application of Policy LP4 – that would be for NWBC to advise on. JB acknowledged that Policy LP4 is not an embargo to development.	
6.4	JS focused on the Policy LP4 wording in the context of the Eastleigh criteria – a measurement of the Strategic Gap alone is not sufficient nor the key test. The key test is whether one gets a sense of leaving and entering distinctive areas and whether there would be a *significant* effect on this, not just whether there would be an effect. DHann added that there are distinctive characters in this location i.e., residential edge, agricultural, then commercial, which reinforce the sense of travelling through a gap whether by car, bike, on foot, etc.	
6.5	SO considered that viewpoints 5 and 6 give a real sense of separation / the extent of the Strategic Gap. JS responded that one can experience separation through the ability to clearly distinguish both ends of the Strategic Gap. SO felt that the bridleway allows users to appreciate the Strategic Gap on both sides, providing a sense of 'rurality'.	
6.6	SO suggested that there would be a 'loss of open space' and a reduction in the footpaths. DHodge pointed out that this is not designated open space and that the extensive connectivity proposals would actually increase the total distance (and quality) of footpaths within the site boundary. SO accepted that there will be an increase in leisure routes available as a result of the development. SO commented that there are other informal routes in this location, the use of which DHodge clarified is not permitted and is effectively trespassing.	
6.7	JS reiterated the importance of assessing the remaining Strategic Gap and the sense of separation / functionality that would maintain. JS noted that a substantial gap would remain (777m) and noted that an analysis of existing gaps between settlements showed gaps as small as 200m can still be functional.	
6.8	SO described long distance views from the elevated edge of Dordon of distant fields above the roofs of the cluster of sheds within Tamworth and stated that analysis should be undertaken to ensure the proposed development did not block views towards these. SO stated that it might, to which JS responded that it would have to be an unrealistically large building for this to occur.	
7	**Timescales / Next Steps**	
7.1	In terms of next steps, SLR confirmed that it would aim to submit the requested photomontages and any other additional information considered necessary approximately 2 weeks from the meeting (c. 15/02/23). NWBC will then arrange for a further instruction for LUC to undertake a review. LUC committed to providing a review/response within 2 weeks of receipt of the information from SLR.	**ALL**
7.2	SO suggested that SLR send through an example/draft photomontage for LUC comment prior to producing the remaining photomontages. [LUC and SLR exit the meeting]	**SLR**
8	**Other Planning Matters**	
8.1	<u>Environmental Health (Noise)</u>	

	AC advised that he has received further comments from Environmental Health regarding the amended draft noise conditions proposed by WSP in December 2022. AC stated that there were no fundamental issues with the amendments suggested but some counter-amendments had been suggested – **AC to provide WSP with copy of suggested amended conditions.**	**AC**
8.2	Highways AC stated that he had coordinated a recent meeting with National Highways, WCC Highways and SCC Highways in order to better understand matters pertaining to highways impact. This meeting took place on 10/01/23, prior to the response being issued by Ben Simm (National Highways) (12/01/23), Amrit Mudhar (SCC Highways) (13/01/23) and AC's email dated 13/01/23. DHodge advised that matters are in hand and it is unfortunate that the meeting took place prior to the revised Transport Assessment (TA) and Framework Travel Plan (FTP) being formally submitted (with submission expected to be 03/02/23) as Tetra Tech are comfortable with the approach and all points raised by NH and SCC Highways would be addressed in the upcoming submission. AC suggested that a meeting is arranged c. 3 weeks after submission of the revised TA and FTP – **AC and JW to coordinate diaries**.	**AC, JW**
8.3	Other consultation responses AC advised that, aside from the highways authorities, there were no other outstanding consultation responses awaited from statutory consultees. It is too soon to provide a policy response but that would be undertaken by AC/JB in any case, once a further review from LUC is provided and the highways authorities have formally responded. AC noted that a response from Coventry City Council had been received – **AC to forward response to JW**.	**AC**
8.4	Submission of information JW advised that, in addition to the forthcoming revised TA and FTP submission (expected to be 03/02/23), an EIA Addendum will soon be submitted to incorporate a revised Transport, Traffic and Highways ES chapter and supporting figures/appendices. This was in the interests of consistency and would effectively replace the ES chapter forming part of the ES submitted at the outset of the application. The EIA Addendum will also include a revised Parameter Plan which has been updated to reflect a very minor tweak in the access alignment following Tetra Tech's access design work.	**JW**
8.5	Employment DPD JB advised that his understanding is that work has not yet commenced on the proposed Employment DPD and the first step would be to develop an Issues & Options paper for consultation in due course. **JB to speak to Dorothy Barratt for an update and confirm back to JW/DHodge (complete)**.	**JB**
8.6	Member feedback from FAQs submitted 01/09/23 JW queried whether AC/JB had received any feedback from Members following the issue of an updated FAQs document on 01/09/23. JB confirmed that he had not received any feedback to date. JB advised that following the anticipated purdah period prior to the local elections in May, when JB is at a point to provide a recommendation on the application, a meeting could be arranged between senior Members of the Planning Committee and the Applicant to discuss areas of dispute and potential commitments that might overcome concerns.	
8.7	[MEETING ENDS]	

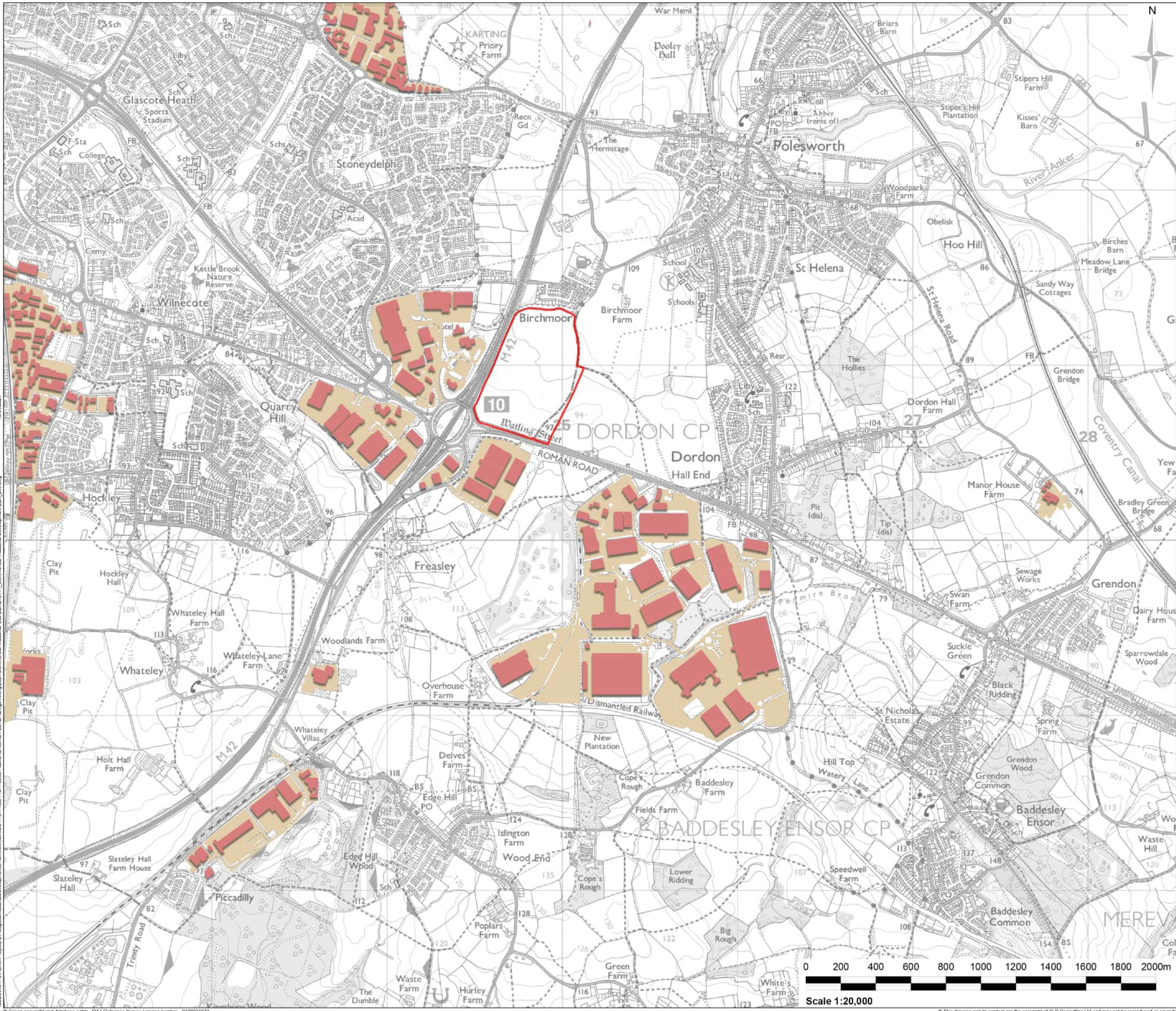
Drawings

Land North-East of Junction 10 of the M42 Motorway: Appendices to the Proof of Evidence of Jeremy Smith BSc (Hons), DipLA, CMLI

Appeal Reference: APP/R3705/W/24/3336295

SLR Project No.: 403.V11077.00001

17th May 2024



Notes:

Legend:

SITE BOUNDARY

EXISTING COMMERCIAL DEVELOPMENT BUILT FORM

EXISTING COMMERCIAL DEVELOPMENT HARD SURFACING

Rev	Amendments	Date	By	Chk	Auth

SLR

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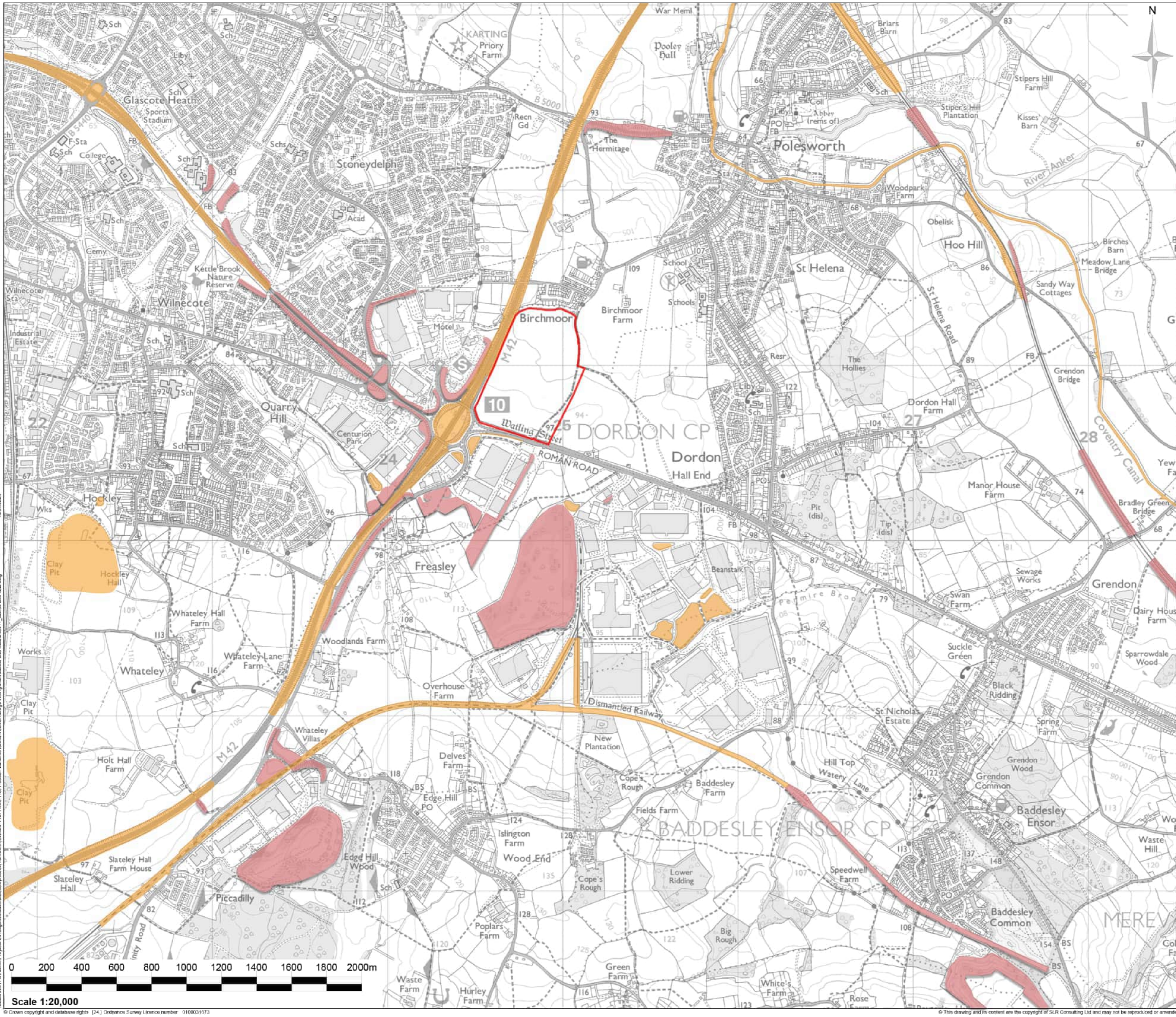
Drawing Status & Suitability Code

Client
HODGETTS INDUSTRIAL DEVELOPMENTS LTD

Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH-
EXISTING COMMERCIAL DEVELOPMENTS
WITHIN THE SURROUNDING CONTEXT

Scale	SLR Project No.		
1:20,000 @ A3	403.110077.00001		
Designed JS	Drawn EW	Checked JS	Authorised JS
Date APR 2024	Date APR 2024	Date APR 2024	Date APR 2024
Drawing Number J10-1			Rev.



Notes:

Legend:

- SITE BOUNDARY
- EXISTING FILL/BUNDING
- EXISTING EXCAVATION/CUTTING

Rev	Amendments	Date	By	Chk	Auth

SLR

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Drawing Status & Suitability Code

Client
HODGETTS INDUSTRIAL DEVELOPMENTS LTD

Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH- EXISTING EXCAVATION/CUTTING AND FILL/BUNDING WITHIN THE SURROUNDING CONTEXT

Scale	SLR Project No.		
1:20,000 @ A3	403.110077.00001		
Designed: JS	Drawn: EW	Checked: JS	Authorised: JS
Date: APR 2024	Date: APR 2024	Date: APR 2024	Date: APR 2024

Drawing Number: J10-2 Rev.

Legend:

Site Boundary

Area assessed for ZTV:

Existing built development shown on plan
(Outlines taken from Vector Map Local Mapping, heights taken from Mastermap 'AbsHMax' data)

Existing built development shown on plan
(Outlines taken from Vector Map Local Mapping, heights taken from Google Earth 3D data)

Zones of Theoretical Visibility:

Greater than 3 degrees visible vertical angle

Between 1 and 3 degrees visible vertical angle

Between 0.25 and 1 degree visible vertical angle

Visual Barriers:

Existing built development shown at 9m
(Outlines taken from Vector Map Local Mapping)

Existing woodland blocks shown at 10m
(Outlines taken from Vector Map Local Mapping)

A Zone of Theoretical Visibility (ZTV) has been produced to provide an objective assessment of the potential theoretical visibility of the proposed development. A computer model of the proposed development has been supplied by **Chetwoods**, and this has then been placed in a detailed terrain model along with;

- Existing buildings and significant areas of vegetation outside of the site taken from Vector Map Local Mapping;
- Assumed commercial building heights taken from Google Earth data; and
- Landform levels outside of the Site taken from OS Terrain 5 data.

Existing Features

Topographic data for the landform is derived from OS Terrain 5 data. For barriers offsite, vegetation and building heights are given arbitrary heights providing an approximation of existing land features.

For all well established buildings shown in purple, we have relied on MasterMap 'AbsHMax' data. However, for structures with anomalies like cranes or small features along rooflines, we have turned to alternative sources like Google's 3D data for height information providing a more conservative result and in turn greater accuracy.

Proposed Development

The ZTVs have been based on a detailed 2-D architectural model **4263-CA-00-00-DR-A-00090 - PROPOSED INDICATIVE MASTERPLAN INST+SPECIFICATION - SK5**.

To generate the ZTV the receptor point grid interval was set to a 10m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 10 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points (up to 40) were selected across the target area.

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.

This ZTV assessment includes all visible angles over 0.25 degrees. Field survey identified that visibility was only likely to be possible for angles over 0.25 degrees.

00	FIRST ISSUE	04/24	DB	JS	JS
Rev	Amendments	Date	By	Chk	Auth

SLR

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Client
Hodgetts Estates

Project
Land at Junction 10, M42
Evidence of Jeremy Smith

Figure Title
ZTV of Existing Commercial Development to the west and south of the Appeal Site

Scale		SLR Project No.
1:25,000	@ A3	403.11077.00001

Designed	Drawn	Checked	Authorised
DB	DB	JS	JS
Date	Date	Date	Date
04/24	04/24	04/24	04/24

Figure Number **J10-3a** Rev. -

0 500 1000 1500 2000 500m

Scale 1:25,000

403.V537\R.00001.J10-3a-3c.ZTV

Legend:

Site Boundary

Area assessed for ZTV:

Proposed Development
(Maximum Building Height set at 117.8mAOD)

Zones of Theoretical Visibility:

Greater than 3 degrees visible vertical angle

Between 1 and 3 degrees visible vertical angle

Between 0.25 and 1 degree visible vertical angle

Visual Barriers:

Existing built development shown at 9m
(Outlines taken from Vector Map Local Mapping)

Existing built development shown on plan
(Outlines taken from Vector Map Local Mapping, heights taken from Mastermap 'AbsHMax' data)

Existing built development shown on plan
(Outlines taken from Vector Map Local Mapping, heights taken from Google Earth 3D data)

Existing woodland blocks shown at 10m
(Outlines taken from Vector Map Local Mapping)

A Zone of Theoretical Visibility (ZTV) has been produced to provide an objective assessment of the potential theoretical visibility of the proposed development. A computer model of the proposed development has been supplied by **Chetwoods**, and this has then been placed in a detailed terrain model along with;

- Existing buildings and significant areas of vegetation outside of the site taken from Vector Map Local Mapping;
- Assumed commercial building heights taken from Google Earth data; and
- Landform levels outside of the Site taken from OS Terrain 5 data.

Existing Features

Topographic data for the landform is derived from OS Terrain 5 data. For barriers offsite, vegetation and building heights are given arbitrary heights providing an approximation of existing land features.

For all well established buildings shown in purple, we have relied on MasterMap 'AbsHMax' data. However, for structures with anomalies like cranes or small features along rooflines, we have turned to alternative sources like Google's 3D data for height information providing a more conservative result and in turn greater accuracy.

Proposed Development

The ZTVs have been based on a detailed 2-D architectural model **4263-CA-00-00-DR-A-00090 - PROPOSED INDICATIVE MASTERPLAN INST+SPECIFICATION - SK5**.

To generate the ZTV the receptor point grid interval was set to a 10m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 10 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points (up to 40) were selected across the target area.

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.

This ZTV assessment includes all visible angles over 0.25 degrees. Field survey identified that visibility was only likely to be possible for angles over 0.25 degrees.

00	FIRST ISSUE	04/24	DB	JS	JS
Rev	Amendments	Date	By	Chk	Auth

SLR

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Client
Hodgetts Estates

Project
Land at Junction 10, M42
Evidence of Jeremy Smith

Figure Title
ZTV of Proposed Development
(Design as used for Type 3 Montages), no planting on Bunds

Scale		SLR Project No.
1:25,000	@ A3	403.11077.00001

Designed	Drawn	Checked	Authorised
DB	DB	JS	JS
Date	Date	Date	Date
04/24	04/24	04/24	04/24

Figure Number **J10-3b** Rev. -

0 500 1000 1500 2000 500m

Scale 1:25,000

403.V537\26.00001.J10-3a-3c.ZTV

Legend:

Site Boundary

Area assessed for ZTV:

Proposed Development
(Maximum Building Height set at 117.8mAOD)

Zones of Theoretical Visibility:

Greater than 3 degrees visible vertical angle

Between 1 and 3 degrees visible vertical angle

Between 0.25 and 1 degree visible vertical angle

Visual Barriers:

Existing built development shown at 9m
(Outlines taken from Vector Map Local Mapping)

Existing built development shown on plan
(Outlines taken from Vector Map Local Mapping, heights taken from Mastermap 'AbsHMax' data)

Existing built development shown on plan
(Outlines taken from Vector Map Local Mapping, heights taken from Google Earth 3D data)

Existing woodland blocks shown at 10m
(Outlines taken from Vector Map Local Mapping)

Proposed woodland blocks shown at 8m

A Zone of Theoretical Visibility (ZTV) has been produced to provide an objective assessment of the potential theoretical visibility of the proposed development. A computer model of the proposed development has been supplied by **Chetwoods**, and this has then been placed in a detailed terrain model along with;

- Existing buildings and significant areas of vegetation outside of the site taken from Vector Map Local Mapping;
- Assumed commercial building heights taken from Google Earth data; and
- Landform levels outside of the Site taken from OS Terrain 5 data.

Existing Features

Topographic data for the landform is derived from OS Terrain 5 data. For barriers offsite, vegetation and building heights are given arbitrary heights providing an approximation of existing land features.

For all well established buildings shown in purple, we have relied on MasterMap 'AbsHMax' data. However, for structures with anomalies like cranes or small features along rooflines, we have turned to alternative sources like Google's 3D data for height information providing a more conservative result and in turn greater accuracy.

Proposed Development

The ZTVs have been based on a detailed 2-D architectural model **4263-CA-00-00-DR-A-00090 - PROPOSED INDICATIVE MASTERPLAN INST+SPECIFICATION - SK5**.

To generate the ZTV the receptor point grid interval was set to a 10m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 10 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points (up to 40) were selected across the target area.

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.

This ZTV assessment includes all visible angles over 0.25 degrees. Field survey identified that visibility was only likely to be possible for angles over 0.25 degrees.

00	FIRST ISSUE	04/24	DB	JS	JS
Rev	Amendments	Date	By	Chk	Auth

SLR

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Client
Hodgetts Estates

Project
Land at Junction 10, M42
Evidence of Jeremy Smith

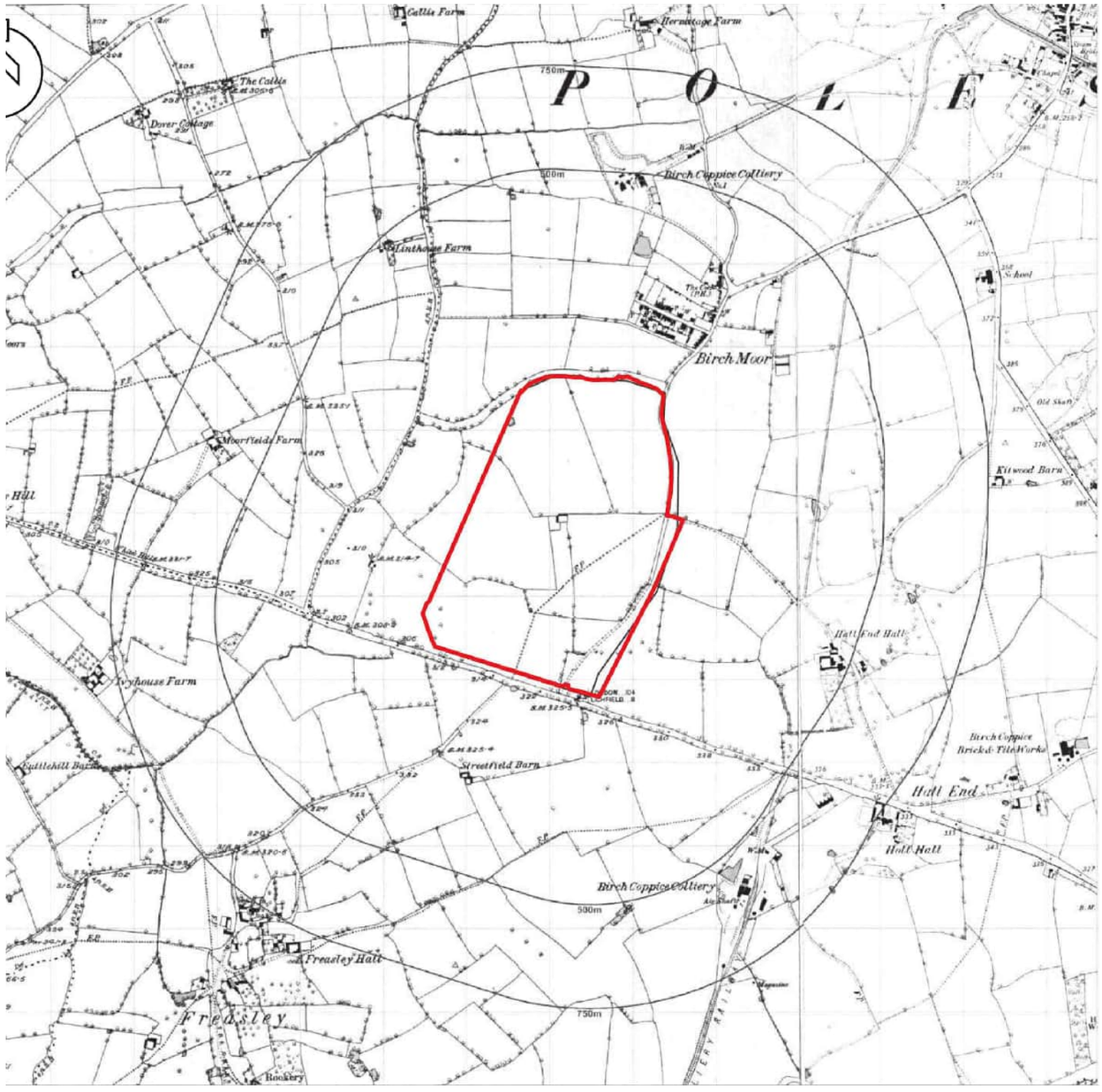
Figure Title
ZTV of Proposed Development
(Design as used for Type 3 Montages), semi-mature planting on Bunds

Scale	SLR Project No.
1:25,000 @ A3	403.11077.00001

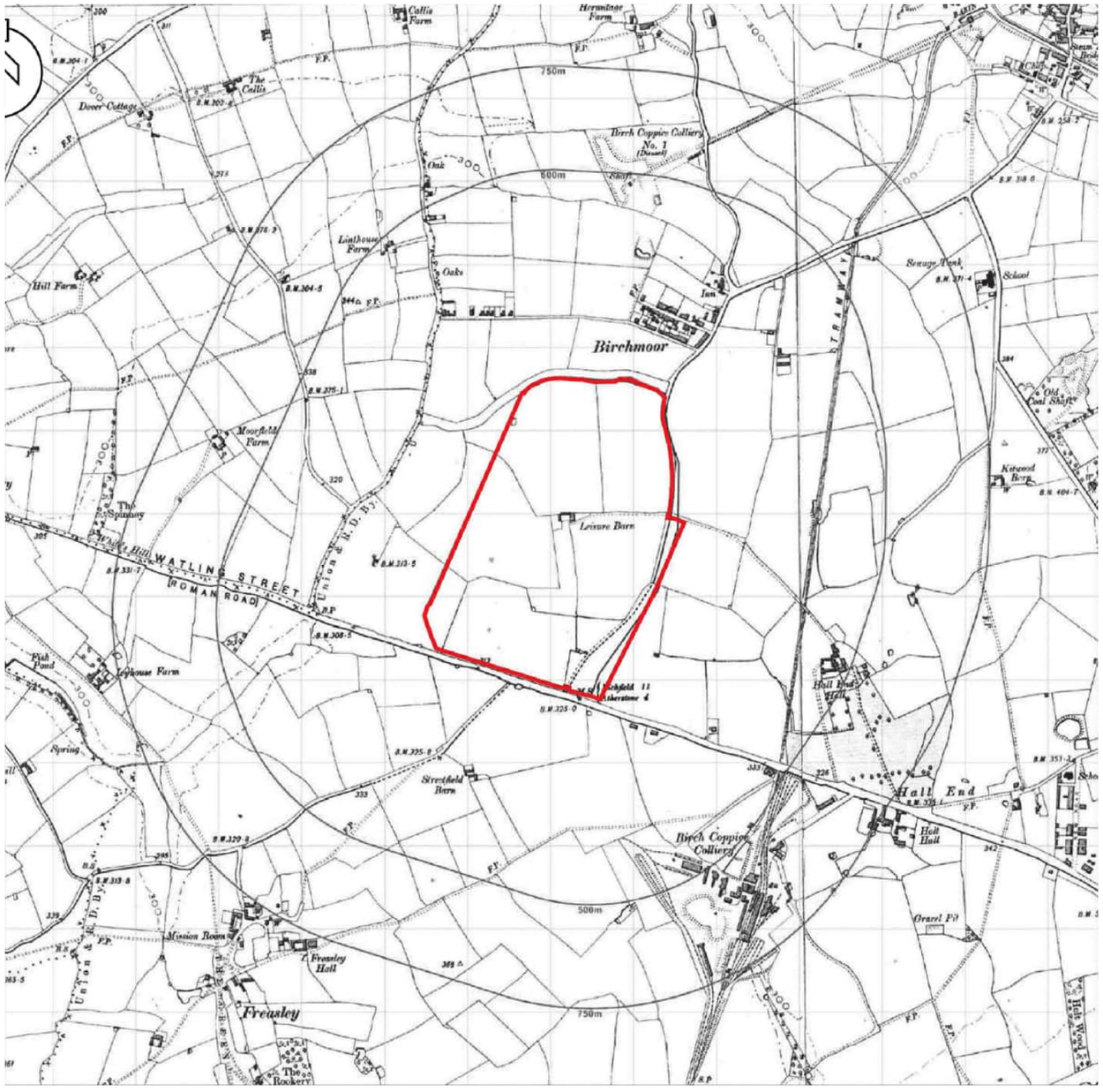
Designed	Drawn	Checked	Authorised
DB	DB	JS	JS
Date	Date	Date	Date
04/24	04/24	04/24	04/24

Figure Number **J10-3c** Rev. -

403.V53726.00001.J10-3a-3c-ZTV



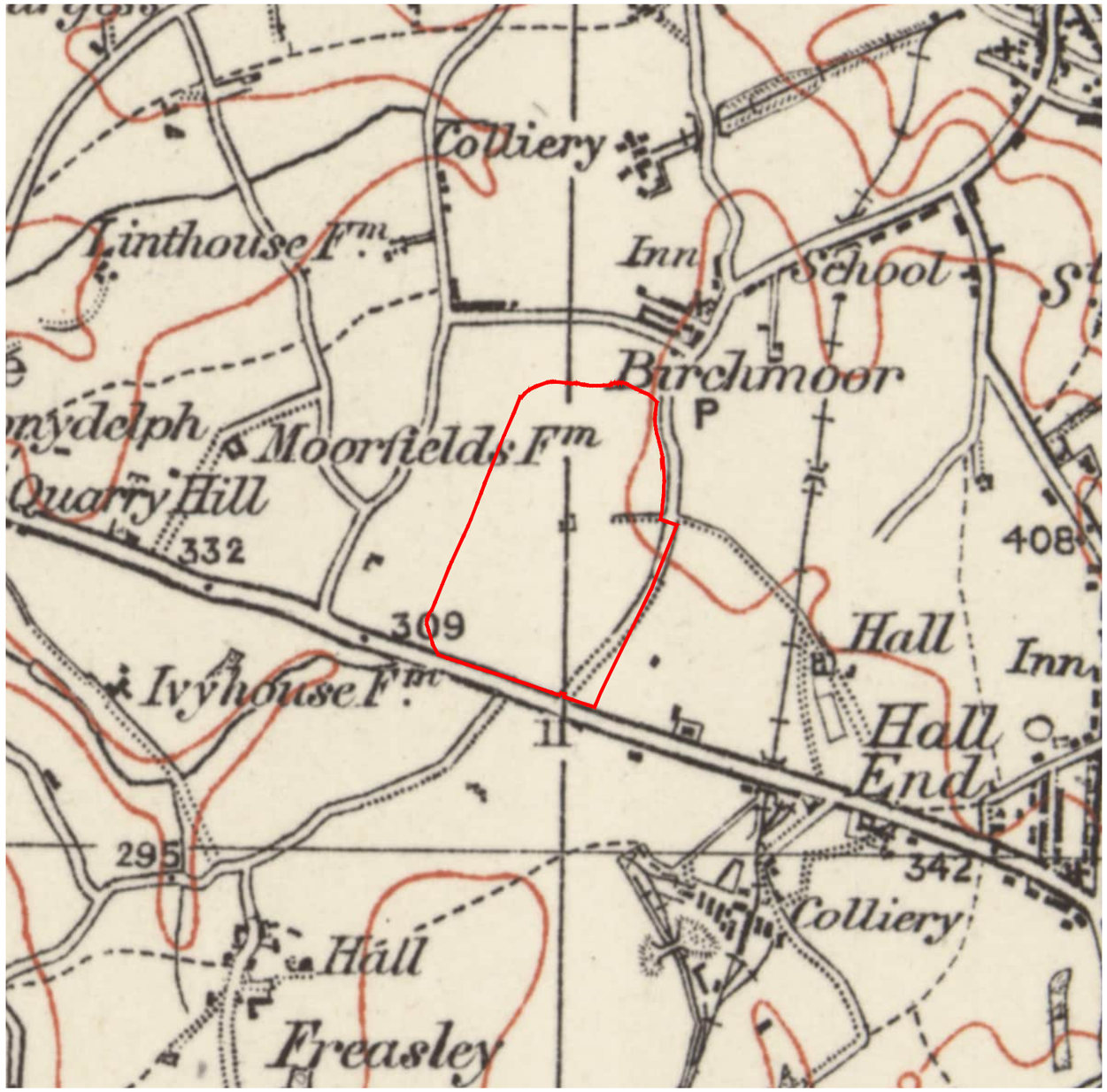
ORDNANCE SURVEY 1ST EDITION 6” MAP OF 1883-1885.
IMAGE PRIVIDED BY WSP, FIGURE 14.4



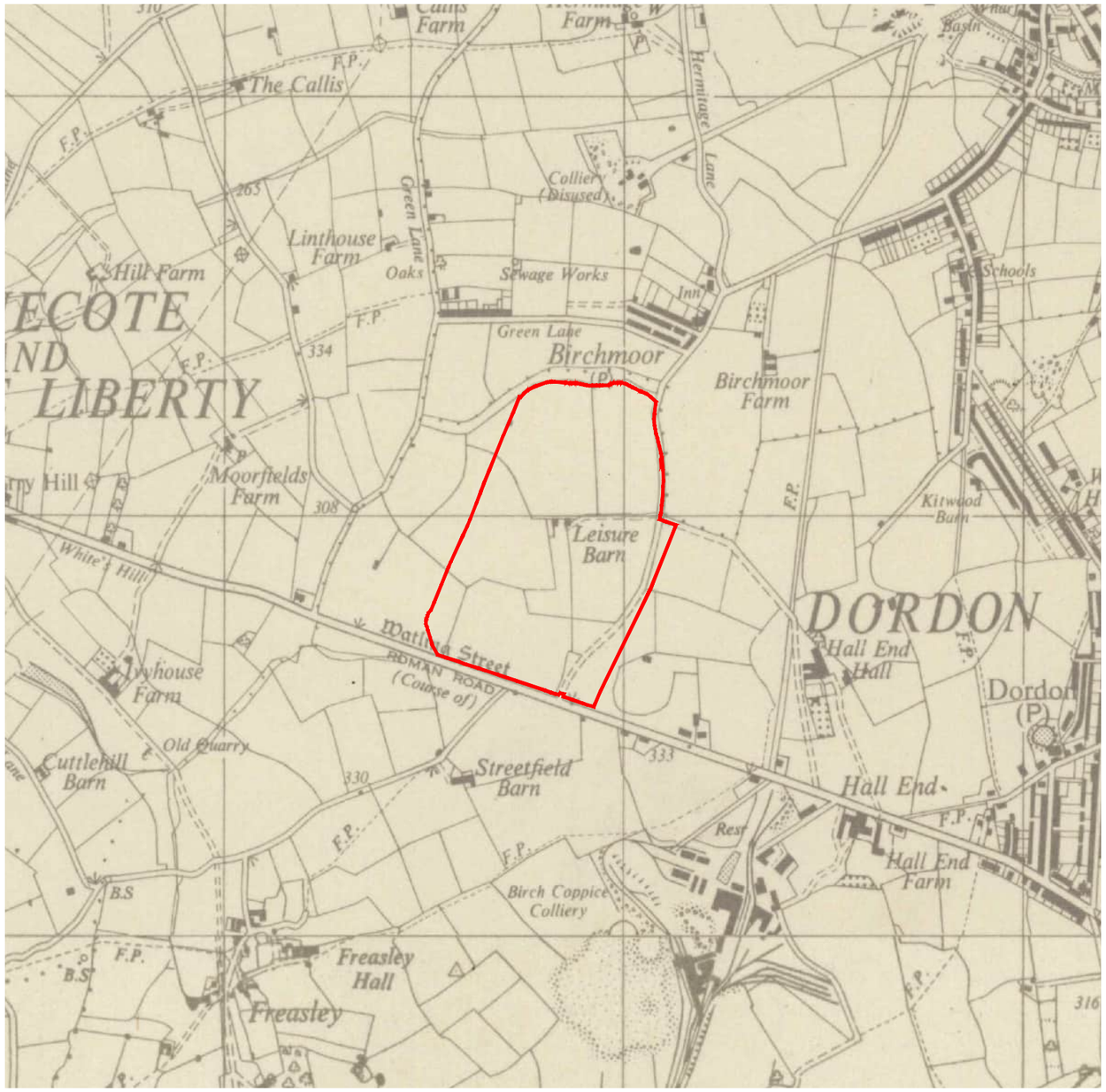
ORDNANCE SURVEY 2ND EDITION 6” MAP OF 1901.
IMAGE PRIVIDED BY WSP, FIGURE 14.5

SLR www.slrconsulting.com	Project LAND AT J10, M42	Designed **EW**	Drawn **EW**	Checked **JS**	Authorised **JS**
		Date **APR 2024**	Date **APR 2024**	Date **APR 2024**	Date **APR 2024**
Client HODGETTS INDUSTRIAL DEVELOPMENTS LTD	Drawing Title **EVIDENCE OF JEREMY SMITH-HISTORIC MAPPING**	Drawing Number **J10-4a**			Rev. **-**
	Scale **N/A** **@ A3**	SLR Project No. **403.65198.00001**			

Revision	By	Chk'd By	Date	Comments
00	EW	JS	04/24	FIRST ISSUE.



SHEET 62 - BURTON & WALSALL - ORDNANCE SURVEY OF ENGLAND AND WALES. ONE-INCH TO THE MILE, POPULAR EDITION (OUTLINE) AUTHOR(S): GREAT BRITAIN. ORDNANCE SURVEY DATE OF PUBLICATION: 1921 REPRODUCED WITH THE PERMISSION OF THE NATIONAL LIBRARY OF SCOTLAND



ORDNANCE SURVEY, 1:25,000, PROVISIONAL (OUTLINE EDITION) DATE OF PUBLICATION: REVISED: 1920 TO 1950, PUBLISHED 1951-52 REPRODUCED WITH THE PERMISSION OF THE NATIONAL LIBRARY OF SCOTLAND

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Client
HODGETTS INDUSTRIAL DEVELOPMENTS LTD

Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH-HISTORIC MAPPING

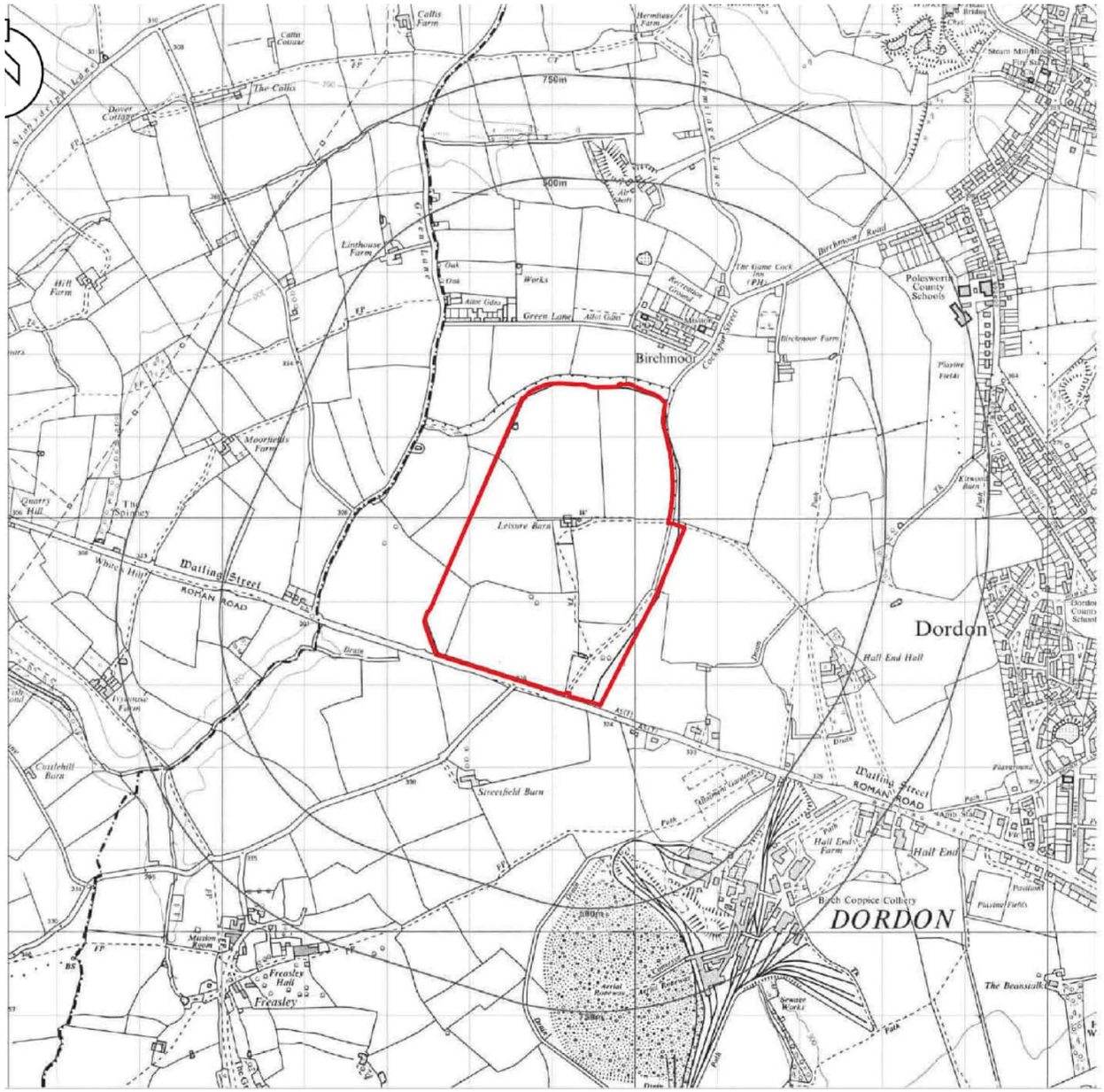
Scale
N/A @ A3

SLR Project No.
403.65198.00001

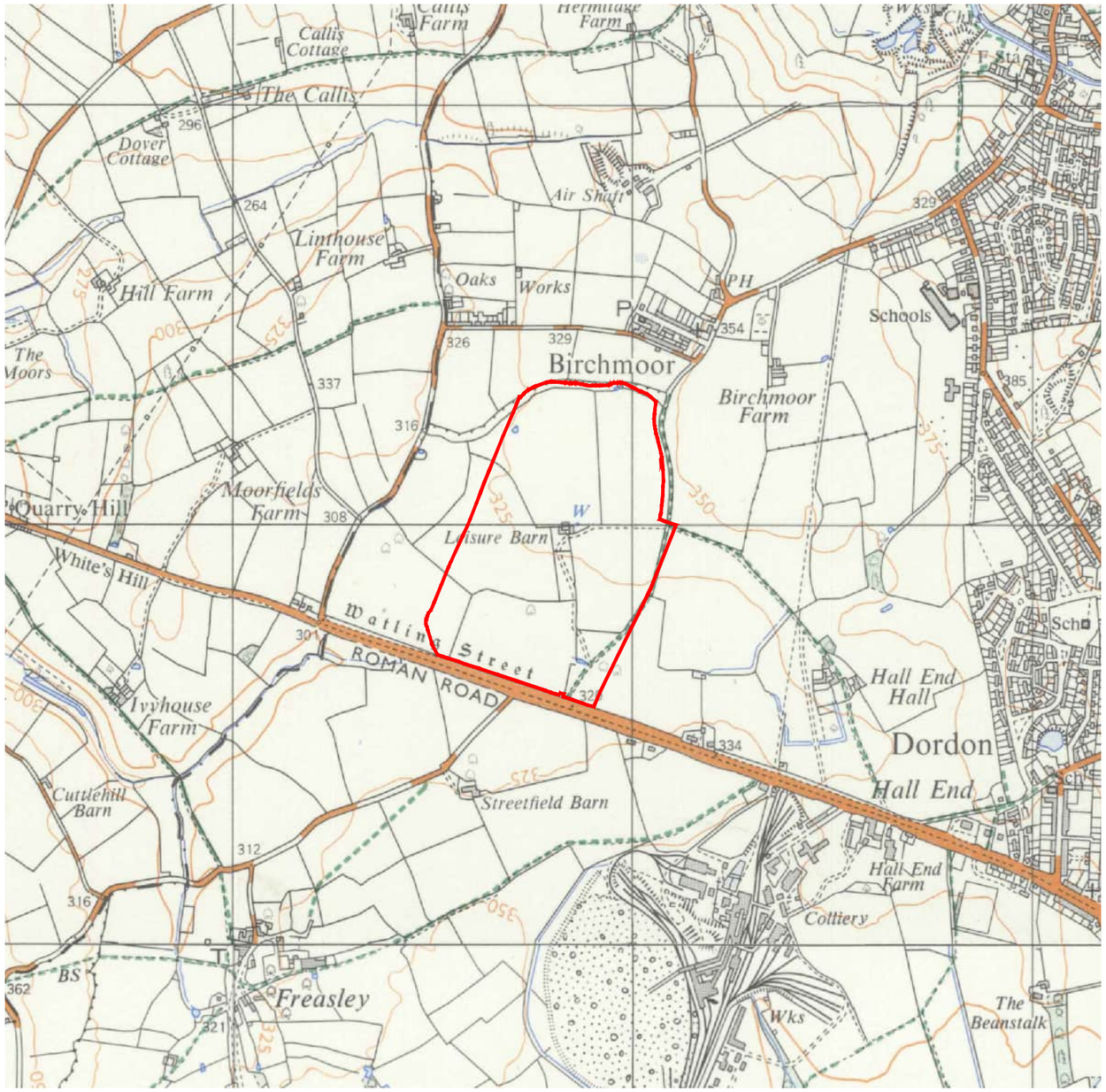
Designed	Drawn	Checked	Authorised
EW	**EW**	**JS**	**JS**
Date **APR 2024**	Date **APR 2024**	Date **APR 2024**	Date **APR 2024**

Drawing Number **J10-4b** Rev. **-**

Revision	By	Chk'd By	Date	Comments
00	EW	JS	04/24	FIRST ISSUE.



ORDNANCE SURVEY EDITION 6" MAP OF 1965 TO 1967.
IMAGE PRIVIDED BY WSP, FIGURE 14.6



ORDNANCE SURVEY, 1:25,000, SECOND SERIES DATE OF PUBLICATION: REVISED: 1950 TO 1971, PUBLISHED: 1971-73 REPRODUCED WITH THE PERMISSION OF THE NATIONAL LIBRARY OF SCOTLAND

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Client
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Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH-HISTORIC MAPPING

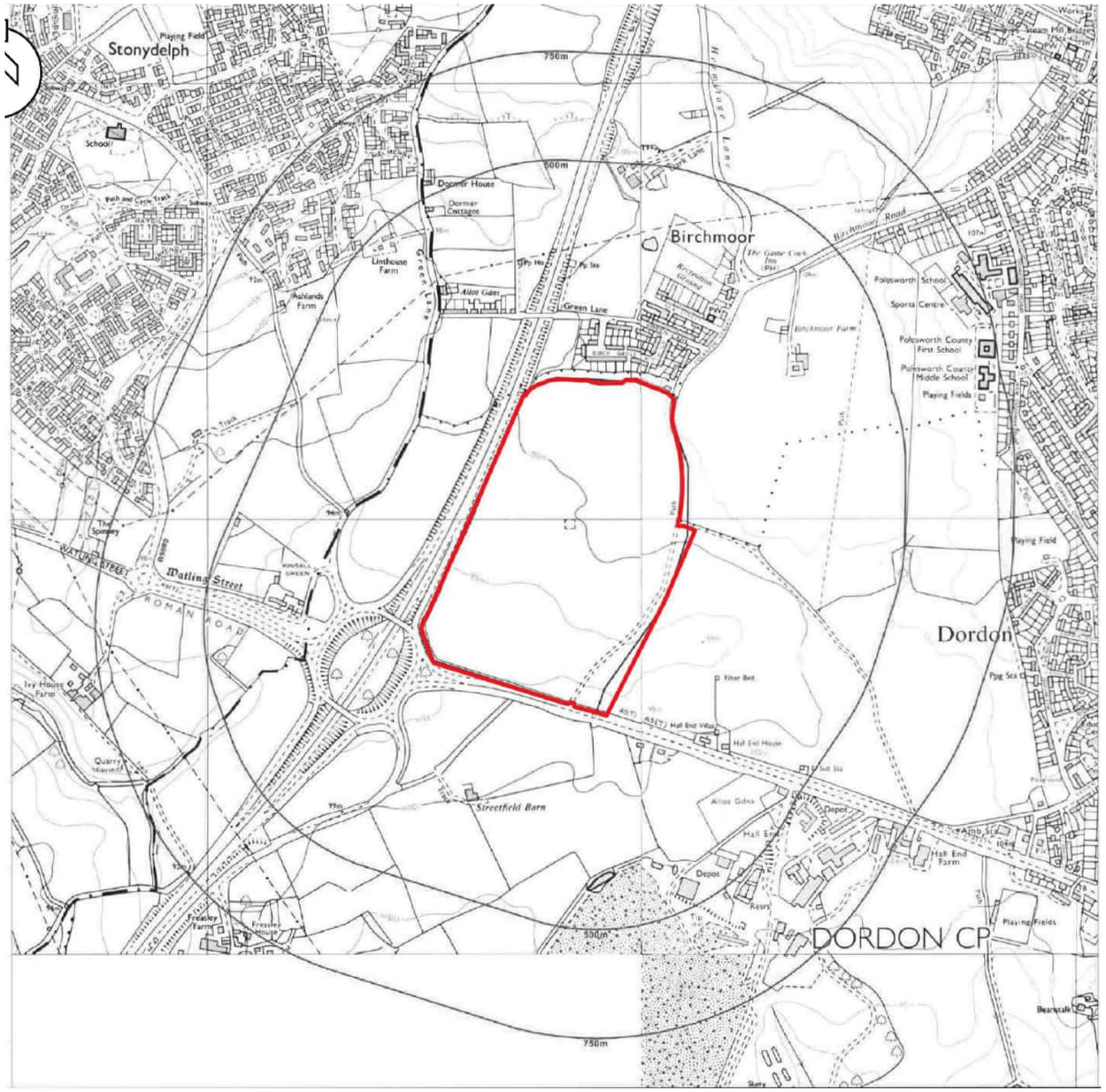
Scale **N/A** **@ A3**

SLR Project No. **403.65198.00001**

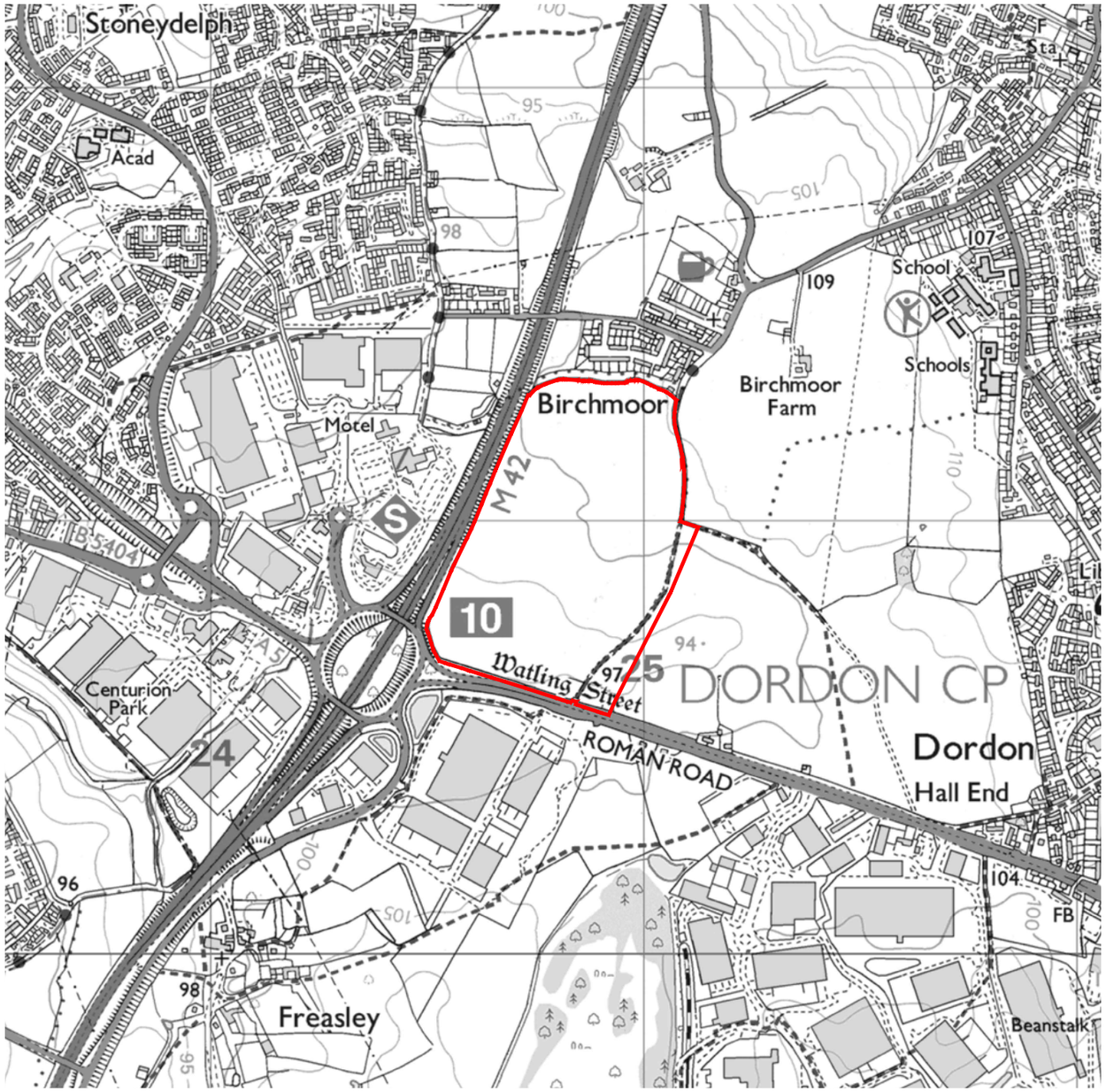
Designed	Drawn	Checked	Authorised
EW	**EW**	**JS**	**JS**
Date **APR 2024**	Date **APR 2024**	Date **APR 2024**	Date **APR 2024**

Drawing Number **J10-4c** Rev. **-**

Revision	By	Chk'd By	Date	Comments
00	EW	JS	04/24	FIRST ISSUE.



ORDNANCE SURVEY 1:10,000 MAP OF 1988 TO 1989.
IMAGE PRIVIDED BY WSP, FIGURE 14.7



ORDNANCE SURVEY 1:25,000 RASTER PUBLISHED 2024.

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Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH-HISTORIC MAPPING

Scale
N/A @ A3

SLR Project No.
403.65198.00001

Designed	Drawn	Checked	Authorised
EW	**EW**	**JS**	**JS**
Date **APR 2024**	Date **APR 2024**	Date **APR 2024**	Date **APR 2024**

Drawing Number
J10-4d

Rev. **-**

Revision	By	Chk'd By	Date	Comments
00	EW	JS	04/24	FIRST ISSUE.

EXISTING ESTABLISHED PLANTING ADJACENT TO THE A5 WITH GLIMPSED VIEWS TOWARDS MAGNA PARK.

EXISTING ESTABLISHED PLANTING ADJACENT TO THE A5.

EXISTING ESTABLISHED PLANTING ADJACENT TO THE A5 WITH GLIMPSED VIEWS TOWARDS MAGNA PARK.

EXISTING ESTABLISHED PLANTING ADJACENT TO THE A5 WITH GLIMPSED VIEWS TOWARDS MAGNA PARK.

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Client
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Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH-LANDSCAPE MITIGATION / SCREENING AT MAGNA PARK, LUTTERWORTH

Scale
N/A **@ A3**

SLR Project No.
403.65198.00001

Designed	Drawn	Checked	Authorised
EW	**EW**	**JS**	**JS**
Date **APR 2024**	Date **APR 2024**	Date **APR 2024**	Date **APR 2024**

Drawing Number **J10-5a** Rev. **-**

Revision	By	Chk'd By	Date	Comments
00	EW	JS	04/24	FIRST ISSUE.

EXISTING ESTABLISHED PLANTING APPROACHING MAGNA ROUNDABOUT ON THE A5.

EXISTING ESTABLISHED PLANTING AND SUDS BASIN ADJACENT TO MAGNA PARK.

EXISTING ESTABLISHED PLANTING WITHIN MAGNA PARK.

EXISTING ESTABLISHED PLANTING WITHIN MAGNA PARK.

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Client
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Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH-LANDSCAPE MITIGATION / SCREENING AT MAGNA PARK, LUTTERWORTH

Scale
N/A **@ A3**

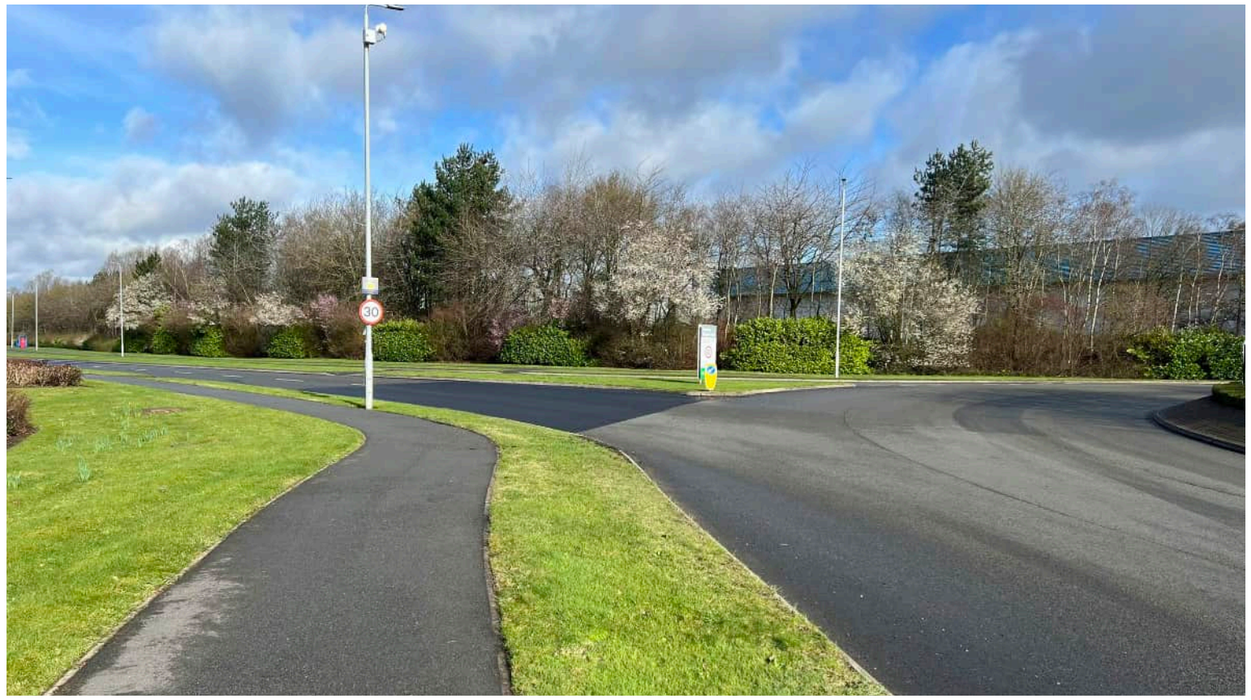
SLR Project No.
403.65198.00001

Designed	Drawn	Checked	Authorised
EW	**EW**	**JS**	**JS**
Date **APR 2024**	Date **APR 2024**	Date **APR 2024**	Date **APR 2024**

Drawing Number **J10-5b**

Rev. **-**

Revision	By	Chk'd By	Date	Comments
00	EW	JS	04/24	FIRST ISSUE.



EXISTING ESTABLISHED PLANTING WITHIN MAGNA PARK.

EXISTING ESTABLISHED PLANTING ON BUND WITHIN MAGNA PARK.

EXISTING ESTABLISHED PLANTING WITHIN MAGNA PARK.

EXISTING ESTABLISHED PLANTING WITHIN MAGNA PARK.

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Client
HODGETTS INDUSTRIAL DEVELOPMENTS LTD

Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH-LANDSCAPE MITIGATION / SCREENING AT MAGNA PARK, LUTTERWORTH

Scale
N/A **@ A3**

SLR Project No.
403.65198.00001

Designed	Drawn	Checked	Authorised
EW	**EW**	**JS**	**JS**
Date **APR 2024**	Date **APR 2024**	Date **APR 2024**	Date **APR 2024**

Drawing Number **J10-5c**

Rev. **-**

Revision	By	Chk'd By	Date	Comments
00	EW	JS	04/24	FIRST ISSUE.

FILTERED VIEWS TO MAGNA PARK THROUGH ESTABLISHED PLANTING.

FILTERED VIEWS TO MAGNA PARK THROUGH ESTABLISHED PLANTING.

NEW BUNDS AND PLANTING AROUND MAGNA PARK.

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Client
HODGETTS INDUSTRIAL DEVELOPMENTS LTD

Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH-LANDSCAPE MITIGATION / SCREENING AT MAGNA PARK, LUTTERWORTH

Scale
N/A @ A3

SLR Project No.
403.65198.00001

Designed	Drawn	Checked	Authorised
EW	**EW**	**JS**	**JS**
Date **APR 2024**	Date **APR 2024**	Date **APR 2024**	Date **APR 2024**

Drawing Number
J10-5d

Rev.
-

Revision	By	Chk'd By	Date	Comments
00	EW	JS	04/24	FIRST ISSUE.

ADVANCED ONSITE HEDGEROW PLANTING.

ADVANCED ONSITE HEDGEROW AND TREE PLANTING.

ADVANCED ONSITE HEDGEROW AND TREE PLANTING.

ADVANCED ONSITE HEDGEROW PLANTING.

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Project
LAND AT J10, M42

Drawing Title
EVIDENCE OF JEREMY SMITH- ONSITE ADVANCED PLANTING

Scale
N/A **@ A3**

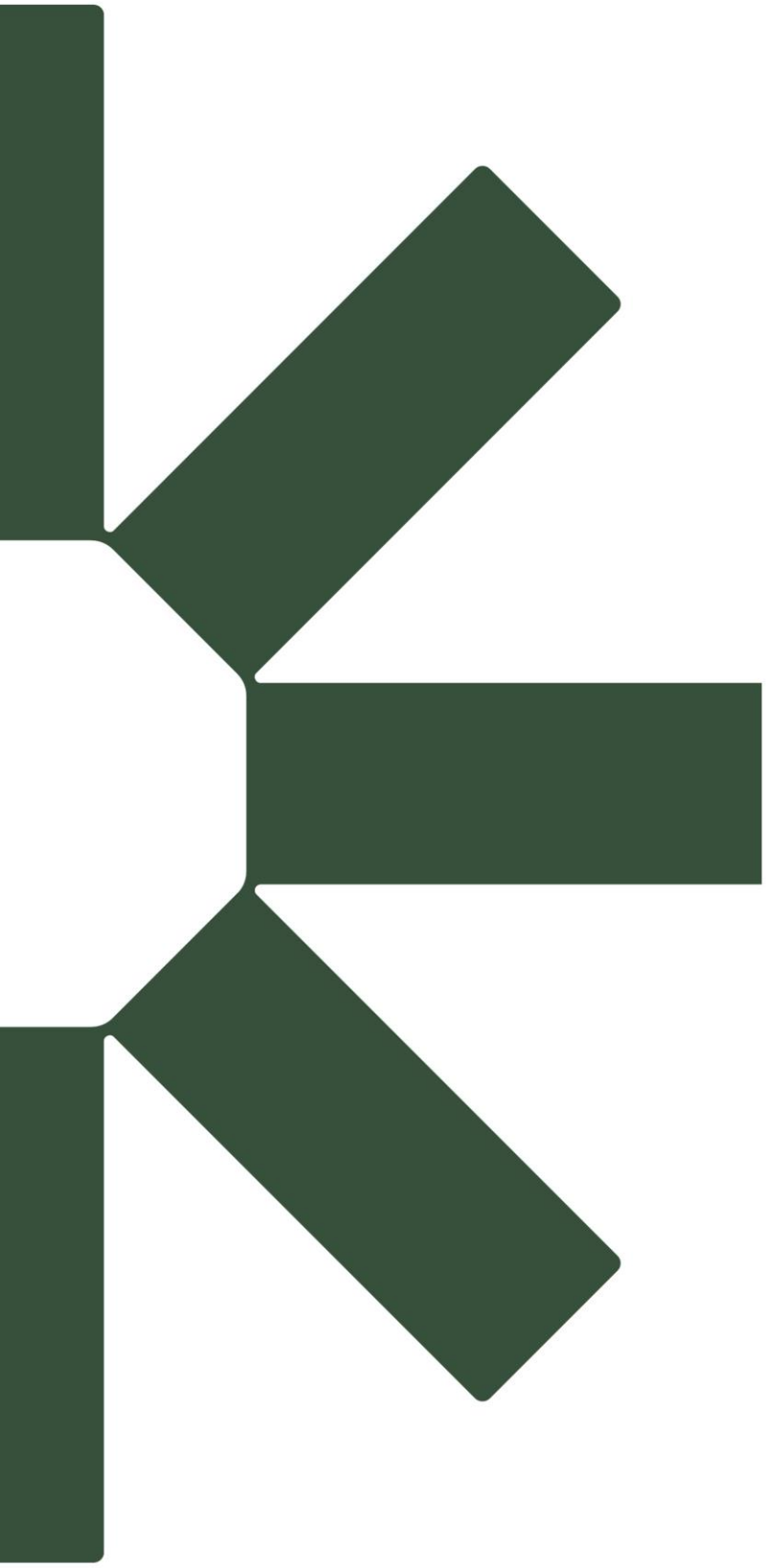
SLR Project No.
403.65198.00001

Designed	Drawn	Checked	Authorised
EW	**EW**	**JS**	**JS**
Date **APR 2024**	Date **APR 2024**	Date **APR 2024**	Date **APR 2024**

Drawing Number
J10-6

Rev.
-

Revision	By	Chk'd By	Date	Comments
00	EW	JS	04/24	FIRST ISSUE.



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