

Table A8.2.1: Landscape Resource Schedule of Effects during Construction

Landscape Resource	Value	Susceptibility	Sensitivity	Magnitude of Change	Effect	Assessment of Effects
Landscape Character and Fabric of the Application Site (Direct Effects)	Medium	Medium	Medium	High	Moderate Adverse Temporary Local Significant	<p><u>Overall Sensitivity</u></p> <p>The entirety of the Application Site is undesignated in landscape quality terms. None of the landscape components within the Application Site are unusual or particularly rare within the local agricultural context and are typical of many urban-fringe locations and includes the presence of several prominent landscape detractors. Furthermore, the Application Site has been evaluated as 'no more than ordinary', contributing to a medium value.</p> <p>The susceptibility to change to the type of development proposed, retaining some elements of the baseline landscape character, thus ensuring there is no complete loss in a location which contains influence from neighbouring-built development areas and prominent detractors, is 'medium' for much of the Application Site, but lower where it is influenced by the adjacent urban character and cross by overhead high voltage cables.</p> <p><u>Construction Effects</u></p> <p>The construction of the new road infrastructure, the groundworks associated with proposed drainage features and public open space, and the building of the new housing will materially change the land use from agriculture to urban. Construction works will require large parts of the Application Site, at different times, dependent on the phasing of the development, to be enclosed by fencing for security and safety purposes.</p> <p>The construction works would also require lighting in places where it is currently absent as a light source. The landscape character experienced across the entirety of the Application Site would change fundamentally; however, effects from noise, dust, vibration and temporary construction lighting would be temporary in nature and would be experienced at certain phases of the build out programme, or at certain times of the year, i.e. temporary construction lighting during autumn and winter months.</p> <p>Mitigation is embedded as part of the construction process; this being in the form of screening and hoarding to construction activities, as well as early implementation of the landscape strategy as individual building phases progress. Street trees, tree groups and native structure planting undertaken during each phase of development will continue to mature, resulting in the establishment of a young framework of landscape fabric during this overall phase.</p> <p>Significance</p> <p>Taking these matters into account, the overall magnitude of change arising from the complete change from arable to urban (very high), balanced with the new landscape strategy for street trees, strategic tree groups within the proposed public open space and landscape infrastructure will contribute to some increase in the fabric from the baseline (low) and there would be an overall high magnitude of change. The level of effect predicted to arise from construction stage effects is Moderate, adverse. These effects will be temporary and significant within the quantum of the Application Site area.</p>
City of York Landscape Appraisal (1996)						
Landscape Character Type (LCT): Ancient Arden LCT	Medium	Medium	Medium	High	Moderate Adverse Local Temporary Significant	<p><u>Overall Sensitivity</u></p> <p>The Application Site, and surrounding area of the LCT within the ZPV, fall within an undesignated landscape with a value assessed in the baseline as 'medium'. Areas of the LCT adjacent to the urban edge are assessed to have a lower landscape value due to the urbanising influences, and erosion of rural character, that has generally occurred in these locations, as recognised by the Warwickshire Landscape Guidelines.</p> <p>The susceptibility to change to the type of development proposed is medium due to the Application Site falling within the wider allocation site 'Keresley SUE' in the adopted CCC Local Plan under Policy H2, the location of the Application Site within an area of the landscape that is already influenced by the recent residential development on the adjacent B-road (Tamworth Road), the visual containment of the Application Site owing to the localised topography and areas of woodland, and that the Application Proposals would retain some elements of the baseline key landscape characteristics. Combining value and susceptibility to change results in 'medium' overall sensitivity for this LCT to the proposal.</p>

Landscape Resource	Value	Susceptibility	Sensitivity	Magnitude of Change	Effect	Assessment of Effects
						<p><u>Construction Effects</u></p> <p>Likely direct effects of construction would result in wholesale change in its character from farmland to urban. Effects on landscape character would extend beyond the Application Site boundary to the wider LCT context; however, this is ring-fenced by road infrastructure to the west and east, ensuring effects on the wider LCT are limited. In these areas, such effects will be perceptual, arising principally in relation to visibility to construction activities, lighting, noise, vibration and the movement of materials to/from the Application Site.</p> <p>The works would require temporary lighting where currently there is little street lighting, particularly away from the urban edge. Street lighting from the settlement edge of Coventry and beyond, have an existing effect on the wider landscape context, which would be temporarily extended to the north-west during the construction period. Generally, noise/vibration effects would be most acutely perceived by residents adjacent to the Application Site during the early construction phases, or by those using recreational resources (e.g. PRoW) nearby.</p> <p>Visual effects are discussed in detail separately, but for the sake of completeness are discussed here briefly in terms of the perception of landscape character. The construction activities would be contained to a limited proportion of the LCT, due to the visual containment of the Application Site. The effects would be minimised by an appropriate framework Construction Environmental Management Plan (CEMP). Taking these matters into account, the overall magnitude of change at the level of the LCA is considered to be low (albeit changes locally, as described above, might be higher).</p> <p>Significance</p> <p>The level of effect is predicted to arise from construction stage effects is Moderate, adverse. These effects will be temporary and significant within the quantum of the Application Site area.</p>

Table A8.2.2: Photoviewpoints - Visual Amenity Schedule of Effects during Construction

Sensitivity	Magnitude of Change	Effect	Assessment of Effects
Photoviewpoint 1: View from PRoW Ref. M256 looking east towards the Application Site			
Local PRoW ref. 256			
High	Very Low	Minor Adverse Temporary Local Not Significant	A combination of distance (2.7km), the undulating topography and intervening field boundary vegetation would ensure that users of this footpath are highly unlikely to experience any change in views as a result of construction activities. The baseline view comprises agricultural fields in the foreground with the boundaries defined by mature trees. The horizon is well-wooded with high voltage pylons spanning the view. There would be no effects of noise, dust, vibration, temporary lighting or vehicle movement from this location.
Photoviewpoint 2: View from PRoW Ref. M313 looking north towards the Application Site			
Local PRoW ref. M313			
High	Very High	Major Adverse Temporary Local Significant	Located within the Application Site, there would be open views of the construction works resulting in the view being fundamentally altered by construction activities that would be filtered at a lower level by intervening vegetation. The temporary effects experienced would alter with the different building phases experienced.
Photoviewpoint 3: View from Tamworth Road travelling north passed the Application Site			
Minor road users including roadside pedestrians and cyclists			
Medium	Low	Minor Adverse Temporary Local Not Significant	Construction activities within the view may be noticeable where they occur further north along Tamworth Road. Additional HGV traffic associated with construction activities may increase the perception of construction associated with access to/from Tamworth Road. However, the main development area is located much further north-east along Tamworth Road, where it is screened by Pikehorne Woodland. There would be no construction activities within the field directly east of the viewpoint with the development located further into the next field.
Photoviewpoint 4: View from PRoW Ref. M315 looking north-west towards the Application Site			
Local PRoW ref. M315			
High	Very Low	Minor Adverse Temporary Local Not Significant	Most of the construction activities would be screened by intervening field boundary vegetation. A moderate amount of lighting and taller structures, and the upper storeys of new buildings might be seen in filtered views on the horizon in front of Pikehorne and The Alders Woodland. However, the lower areas of the Application Site would be screened, which would diminish the effects.

Sensitivity	Magnitude of Change	Effect	Assessment of Effects
Photoviewpoint 5: View from PRoW Ref. M313 within the Application Site looking north-west			
Local PRoW ref. M313			
High	Very High	Major Adverse Temporary Local Significant	Located within the Application Site, there would be open views of the construction works resulting in the view being fundamentally altered by construction activities that would be filtered at a lower level by intervening vegetation. The temporary effects experienced would alter with the different building phases experienced. Receptors on this PRoW would experience a large portion of the Application Site, and construction effects would include noise, dust, vibration and vehicle movement.
Photoviewpoint 6: View from Fivefield Road travelling north-west from Keresley Village			
Minor road users including roadside cyclists			
Medium	Medium	Moderate/Minor Adverse Temporary Local Not Significant	Most of the construction activities would be screened by intervening roadside vegetation and residential dwellings fronting onto Fivefield Road. The construction activities within the south-easterly edge of the Application Site, particularly cranes and tall machinery, may be identified as receptors travelling along this route between gaps in dwellings and on nearing the Application Site boundary. However, these would be perceived in the context of existing residential development and urbanising features. The wider extent of the Application Site would not be visible from this location within the existing residential area.
Photoviewpoint 7: View from Fivefield Road travelling south-east towards Keresley Village			
Minor road users including roadside cyclists			
Medium	High	Moderate Adverse Temporary Local Significant	Construction activities within the view would be clearly noticeable for vehicle users travelling south towards Keresley as a result of the construction activities. Receptors would experience a noticeable change to the baseline context including construction access, traffic and building operations taking place behind the roadside hedgerow and in front of the existing woodland. Only part of the Application Site would be visible as receptors pass the Application Site with some areas being screened by the retained trees, hedgerows and the existing woodland context, particularly construction activities beyond Hall Brook and within the smaller parcel of the Application Site which fronts onto Tamworth Road. Receptors in this location would experience dust, noise and vibration from construction activities taking place in the northern portion of the Application Site but would not experience these effects in other more distant parts of the Application Site.
Photoviewpoint 8: View from PRoW Ref. M309 looking south-west towards the Application Site			
Local PRoW ref. M309			
High	Medium	Moderate Adverse Temporary Local Significant	Most of the construction activities would be screened by intervening field boundary vegetation and landform. Lighting and taller structures and the upper storeys of new buildings might be seen in filtered views; however, these are at a minimum distance of approximately 167m, this being a distance which would diminish the effects.
Photoviewpoint 9: View from Hounds Hill on PRoW Ref. M309 looking south towards the Application Site			
Local PRoW ref. M309			
High	Medium	Moderate	Most of the construction activities would be screened by the undulating landform which falls away towards Fivefield Road and continues to drop towards the valley bottom at Hall Brook. The Application Site is also filtered by views from the PRoW by the intervening field boundary vegetation and vegetation along Hall Brook. Lighting and taller structures and the upper storeys of

Sensitivity	Magnitude of Change	Effect	Assessment of Effects
		Adverse Temporary Local Significant	new buildings may be seen amongst the retained vegetation; however, these are at a distance of approximately 300m. The effect of temporary construction lighting would be discernible, particularly on higher slopes. This would be seen against some existing lighting levels from Tamworth Road and the residential development as a baseline.
Photoviewpoint 10: View from Tamworth Road travelling south passed the Application Site			
Minor road users including roadside pedestrians and cyclists			
Medium	High	Moderate Adverse Temporary Local Significant	Construction activities within the view would be clearly noticeable as a result of activities including construction access, traffic and building operations. The construction works would be perceived in the context of pre-existing urbanising elements associated with the existing residential development in the surrounding landscape which, in this viewpoint, would extend along Tamworth Road, overlooking the Application Site. The new built form is set back in the Application Site and the existing mature tree groups along the road are being retained. The temporary construction lighting would be experienced against the baseline of the road and residential development so would be less discernible, also the majority of the Application Site cannot be seen from this location.
Photoviewpoint 11: View from PRow Ref. M305 looking south-east towards the Application Site			
Local PRow ref. M305			
High	Very Low	Minor Adverse Temporary Local Not Significant	A combination of distance and intervening field boundary vegetation would ensure that users of this footpath are highly unlikely to experience a fundamental change in views as a result of construction activities.

Table A8.2.3: Residential Visual Amenity Schedule of Effects during Construction

Receptor	Value	Susceptibility	Sensitivity	Magnitude of Change	Type of Effect	Assessment of Effects
Group A: Properties on Tamworth Road facing west towards the Application Site.	Very High	High	Very High	Very High	Substantial Adverse Temporary Local Significant	Susceptibility is lowered due to the edge of existing residential development context in which views are already experienced. Construction activities within the view would be clearly noticeable as a result of the construction activities, such as construction access, traffic and building operations. The properties face towards the Application Site boundary and therefore overlook the construction works which would be perceived in the context of pre-existing urbanising elements associated with this residential area, which in this viewpoint would extend along Tamworth Road overlooking the Application Site. Nonetheless, the temporary effects of lighting, noise, dust, vibration and vehicle movement would be substantial for residential receptors in this location.
Group B: Properties on Tamworth Road with curtilage adjoining the Application Site's western boundary (including Manor Lodge, Queenswood Court, Kingswood House and Troyswood House).	Very High	High	Very High	Very High	Substantial Adverse Temporary Local Significant	Similarly, to the properties above, the susceptibility here is lowered due to the existing residential development context in which views are already experienced. Construction activities within the view would be clearly noticeable as a result of the construction activities such as construction access, traffic and building operations. The effects experienced by residential receptors on the opposite side of the road would be more limited owing to existing mature vegetation on this side of the road and property orientation. The existing woodland block, on the western half of the Application Site, filter and screen views. However, the construction works would be perceived in the context of pre-existing urbanising elements. Nonetheless, the temporary effects of lighting, noise, dust, vibration and vehicle movement would be substantial for residential receptors in this location.
Group C: Properties on Fivefield Road.	Very High	High	Very High	High	Major Adverse Temporary Local Significant	Properties on Fivefield Road are predominantly orientated with the rear or gable end facing the Application Site's western boundary so that potential views towards the proposed development would be from the first floor and not from rooms normally occupied during daylight hours. The sensitivity of receptors here is assessed as high. During the construction phase, it is assessed that visibility to low level construction activity would be limited by intervening fencing and vegetation at the property boundaries and beyond. However, there would be visibility to high level activity above and across a wide geographical extent, and the noise from construction would be apparent.
Group D: Properties on Bennetts Road (South) and Bennetts Road.	Very High	High	Very High	Low	Moderate Adverse Temporary Local Significant	It is anticipated that the intervening mature landscape features in the foreground fields and beyond Bennetts Road, combined with undulating topography which falls towards Hall Brook, would significantly filter a substantial extent of the Application Site which, in turn, would screen construction activities such as site access, traffic movement, material storage and the construction of the dwellings. Given the intervening distance, the effect of noise, dust and vibration would not be experienced (over and above the residual background noise of the minor route).
Group E: Properties on the settlement edge of Holbrooks (accessed off Brookford Avenue).	Very High	High	Very High	Very Low	Moderate/Minor Adverse Temporary Local Not Significant	These dwellings are situated off Brookford Avenue and represent the likely views from residential dwellings in this area. Landform is gently rolling with low hedgerows in the adjacent field to the west. A robust tree group is seen on the horizon, beyond which in part is the Application Site and the adjoining agricultural field which abuts Bennetts Road. It is anticipated that the intervening mature landscape features and existing dwellings on Bennetts Road would significantly filter a substantial extent of the Application Site, which in turn would screen construction activities such as site access, traffic movement, material storage and the construction of the dwellings. Given the intervening distance, the effect of noise, dust and vibration would not be experienced (over and above the residual background noise of the minor route).

Cumulative Visual Assessment

The cumulative Landscape and Visual Impact Assessment (LVIA) uses the same assessment methodology as that presented for the main LVIA, and considers impacts on the same receptor groups, where there is potential for a cumulative effect to arise. The assumptions with regard to mitigation set out in the main LVIA also apply to the cumulative assessment. Impacts reported below include consideration of residual impacts with the implementation of the mitigation proposed.

Table A8.2.4: Residential and Other Receptors Visual Amenity Schedule of Effects during Construction

Sensitivity	Cumulative Magnitude of Change	Effect	Assessment of Effects
Photoviewpoint 1: View from PRoW Ref. M256 looking east towards the Application Site			
Local PRoW ref. 256			
High	Very Low	Minor Adverse Temporary Local Not Significant	No cumulative effect would arise as a combination of distance and intervening field boundary vegetation would ensure that users of this footpath are unlikely to experience a change in views as a result of construction activities of either sites.
Photoviewpoint 2: View from PRoW Ref. M313 looking north towards the Application Site			
Local PRoW ref. M313			
High	Very High	Major Adverse Temporary Local Significant	Construction activities from the cumulative site, south of the footpath, would arise in combination with the development proposals. Effects are predicted as the worst-case when construction on both schemes has started. However, as development of the cumulative site (both parcels) progresses towards completion, it would gradually reduce the level of cumulative effects as it screens the Application Site, to negligible and not significant.
Photoviewpoint 3: View from Tamworth Road travelling north passed the Application Site			
Minor road users including roadside pedestrians and cyclists			
Medium	High	Moderate Adverse Temporary Local Significant	Construction activities from the cumulative site Keresley SUE would arise in-combination with the development proposals. Eventually, however, as no. 5 progresses towards completion it would screen the Application Site, such that no cumulative effects would arise in the final stages of construction.
Photoviewpoint 4: View from PRoW Ref. M315 looking north-west towards the Application Site			
Local PRoW ref. M315			
High	Low	Minor Adverse Temporary Local	The addition to the cumulative site, south-east of the Application Site, would place a construction site in the foreground between the view and the Application Site. As it progresses to completion, the cumulative site would entirely screen construction activities within the Application Site. Effects are predicted as the worst-case when construction on both schemes has started and the combined construction activities are seen at the same time. However, as development of site no. 5 progresses towards completion and screens the construction of the Application Site, it would gradually reduce the level of cumulative effects to negligible and not significant.

Sensitivity	Cumulative Magnitude of Change	Effect	Assessment of Effects
		Not Significant	
Photoviewpoint 5: View from PRoW Ref. M313 within the Application Site looking north-west			
Local PRoW ref. M313			
High	Low	Moderate/ Minor Adverse Temporary Local Not Significant	Users of this footpath may experience medium distance views of construction activities in the cumulative site, south of the footpath in the background to the Application Site. As the development progresses towards completion, it would eventually screen the cumulative site, to the extent that no notable cumulative effects would occur. Effects are predicted as the worst-case when construction on both schemes has started. However, as development of the Application Site progresses towards completion, it would gradually reduce the level of cumulative effects as it screens the cumulative site to negligible and not significant.
Photoviewpoint 6: View from Fivefield Road travelling north-west from Keresley Village			
Minor road users including roadside cyclists			
Medium	Low	Minor Adverse Temporary Local Not Significant	Users of this route may experience medium distance views of construction activities in cumulative site, south of the route in the background to the Application Site. Effects are predicted as the worst-case when construction on both schemes has started. However, as development of the cumulative site progresses towards completion, it would gradually reduce the level of cumulative effects, as it screens the Application Site, to negligible and not significant.
Photoviewpoint 7: View from Fivefield Road travelling south-east towards Keresley Village			
Minor road users including roadside cyclists			
Medium	Low	Minor Adverse Temporary Local Not Significant	Receptors travelling along Fivefield Road are likely to experience views of construction activities in the cumulative site, south of the route in the background to the Application Site. As the development progresses towards completion, it would eventually screen the cumulative site, to the extent that no notable cumulative effects would occur. Effects are predicted as the worst-case when construction on both schemes has started. However, as development of the Application Site progresses towards completion, it would gradually reduce the level of cumulative effects, as it screens the cumulative site, to negligible and not significant.
Photoviewpoint 8: View from PRoW Ref. M309 looking south-west towards the Application Site			
Local PRoW ref. M309			
High	High	Major/Moderate Adverse Temporary Local Significant	The addition of the cumulative site south-east of the Application Site, would place a construction site in the foreground between the view and the Application Site. As it progresses to completion, the cumulative site would entirely screen construction activities within the Application Site. Effects are predicted as the worst-case when construction on both schemes has started and the combined construction activities are seen at the same time. However, as development of site no. 5 progresses towards completion and screens the construction of the Application Site, it would gradually reduce the level of cumulative effects to negligible and not significant.

Sensitivity	Cumulative Magnitude of Change	Effect	Assessment of Effects
Photoviewpoint 9: View from Hounds Hill on PRow Ref. M309 looking south towards the Application Site			
Local PRow ref. M309			
High	High	Major/Moderate Adverse Temporary Local Significant	For PRow receptors looking towards the Application Site, the addition of the cumulative site would place construction activities in the foreground between the receptors and the Application Site. As it progresses towards completion, the cumulative site would entirely screen construction activities within the Application Site. Effects are predicted as the worst-case when construction on both schemes has started and the combined construction activities are seen at the same time. However, as development of site no. 5 progresses towards completion and screens the construction of the Application Site, it would gradually reduce the level of cumulative effects to negligible and not significant.
Photoviewpoint 10: View from Tamworth Road travelling south passed the Application Site			
Minor road users including roadside pedestrians and cyclists			
Medium	Low	Minor Adverse Temporary Local Not Significant	Users of this route may experience medium distance views of construction activities in cumulative site, south of the route in the background to the Application Site. Effects are predicted as the worst-case when construction on both schemes has started. However, as development of the cumulative site progresses towards completion, it would gradually reduce the level of cumulative effects as it screens the Application Site, to negligible and not significant.
Photoviewpoint 11: View from PRow Ref. M305 looking south-east towards the Application Site			
Local PRow ref. M305			
High	Low	Minor Adverse Temporary Local Not Significant	Construction activities from the cumulative site, north of the Application Site would initially screen the development site, such that effects from the latter would be less than if the cumulative site was not under construction at the same time. Effects are predicted as the worst-case when construction on both schemes has started. However, as development of the cumulative site (both parcels) progresses towards completion, it would gradually reduce the level of cumulative effects, as it screens the Application Site, to negligible and not significant.

Table A8.2.5: Residential and Other Receptors Visual Amenity Schedule of Effects during Construction

Receptor	Value	Susceptibility	Sensitivity	Cumulative Magnitude of Change	Type of Effect	Assessment of Effects
Group A: Properties on Tamworth Road facing west towards the Application Site.	Very High	High	Very High	High	Major Adverse Temporary Local Significant	Construction activities within the cumulative site will contribute towards cumulative effects, which will extend the horizontal extent of the construction activities further to the south-east. This will be clearly noticeable to residents within the southernmost edge of Tamworth Road. However, residents further back and north are unlikely to gain more than narrow slot views of the construction process. Accordingly, the group affected will be reasonably small.
Group B: Properties on Tamworth Road with curtilage adjoining the Application Site's western boundary (including Manor Lodge, Queenswood Court, Kingswood House and Troyswood House).	Very High	High	Very High	High	Major Adverse Temporary Local Significant	Similarly, to the above, for properties backing onto the Application Site, construction activities within the cumulative site will contribute towards cumulative effects, which will extend the horizontal extent of the construction activities further to the south-east. The effect of noise, dust and vibration would be increased. This will be noticeable to receptors within the southernmost edge of Tamworth Road. However, residents further north are unlikely to experience the same combined effects due to their distance from the cumulative site. Accordingly, the group affected will be reasonably small.
Group C: Properties on Fivefield Road.	Very High	High	Very High	High	Major Adverse Temporary Local Significant	Construction activities within the cumulative site will contribute towards cumulative effects experienced by residential receptors on Fivefield Road due to their close proximity to both sites. This will be clearly noticeable to residents within the northernmost edge of Fivefield Road; however, residents which are further south are unlikely to experience the same combined effects of the construction process. Accordingly, the group affected will be reasonably small.
Group D: Properties on Bennetts Road (South) and Bennetts Road.	Very High	High	Very High	Low	Moderate Adverse Temporary Local Significant	Residential receptors on Bennetts Road may experience oblique cumulative effects from the construction activities within the additional cumulative site to the west. However, these are likely to be limited to a small number of dwellings in which views are from upper, rear facing storeys and not rooms typically occupied during day time when construction activities are ongoing. When the cumulative site is completed, it would screen the Application Site, thus leading to a considerable reduction in effects to below the significance threshold near the final stages.
Group E: Properties on the settlement edge of Holbrooks (accessed off Brookford Avenue).	Very High	High	Very High	Very Low	Moderate/Minor Adverse Temporary Local Not Significant	Residential receptors on the edge of Holbrooks are likely to experience moderate/minor oblique cumulative effects from the construction activities within the additional cumulative site to the west. From this location views are likely to be limited to upper, rear facing storeys and not rooms typically occupied during day time when construction activities are ongoing. As development within the cumulative site progresses towards completion, it would screen the Application Site, thus leading to a considerable reduction in effects to below the significance threshold near the final stages.