

**Table A8.3.1:** Landscape Resource Schedule of Effects during Occupation

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<b>Landscape Character and Fabric of the Application Site (Direct Effects)</b>	<i>Medium</i>	<i>Medium</i>	Medium	High	<b>Moderate</b> Adverse Permanent Local <b>Significant</b>	At Year 1, the landscape strategy which is integrated into both the Green Infrastructure and built form areas, would have been established as part of the embedded mitigation during the previous construction phases. For the construction period, the expectation is that at least the early phases of development will incorporate street trees, planted as standards, which would have reached various heights of between six and nine metres, with some development of tree canopies. Taking this into account, by Year 1, post completion, there is expected to be an increase in tree stock, hedgerows and grassland compared to the baseline, thus reducing the level of effect compared to the construction period.	Medium	<b>Moderate/Minor</b> Adverse Permanent Local <b>Not Significant</b>	In the long term, the maturation of the green infrastructure would soften views towards the development from the wider rural context of the LCT resulting in a distinct, legible development within a wider sustainable urban extension edge within the sustainable urban extension. Therefore, whilst an adverse effect on the LCT results would arise from the proposals in the short term, these effects would be tempered as embedded mitigation planting matures and contributes to a well-designed improved urban-rural interface.  By Year 15 the landscape strategy would have matured to the extent that groups and scattered trees, hedgerows and a diverse mosaic of grassland and open spaces would combine to form a visually and physically notable increase in landscape characteristics throughout the Application Site. This would more than compensate for the initial loss of trees and hedgerows.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<b>Landscape Character Type (LCT): Ancient Arden LCT</b>	<i>Medium</i>	<i>Medium</i>	Medium	Medium	<b>Moderate/Minor</b> Adverse Permanent Local <b>Not Significant</b>	<p>The change from intensive agricultural management to urban, POS and SuDS, would continue to represent a higher magnitude of change. However, the physical effects of development (i.e. changes to the fabric of the Application Site) would be contained within the Application Site and would not affect the wider landscape character area.</p> <p>The Application Site would inevitably extend the settlement of Coventry both a greater distance into the agricultural landscape to the north-west of the city, and also along Tamworth and Fivefield Road; especially where additional traffic measures, such as roundabouts and junctions, are present. However, this would continue to be contained in a perceptual sense by the surrounding roads and the wider Keresley SUE allocation, ensuring that the urbanisation of the LCT is kept within the settlement context. Furthermore, early maturation of tree planting within the buffers to the Application Site, would offer some reduction of the urbanising effects of the outer edges of the settlement.</p> <p>Therefore, whilst the development would result in some change to the perception of the LCT, the extent of change, both in terms of scale of perceived change and the extent of the LCT affected, would be less than significant.</p>	Low	<b>Minor</b> Adverse Permanent Local <b>Not Significant</b>	<p>In the long term, the maturation of the green infrastructure, (including native tree and hedgerow planting, areas of formal and informal public open space, attenuation and detention basins, and other ecological enhancements as part of the embedded mitigation), would soften views towards the development from the wider rural context of the LCT resulting in a distinct, defensible, and legible settlement edge with limited urbanising effects on the adjoining rural areas to the north-east and north-west. Therefore, whilst an adverse effect on the LCT results would arise from the proposals in the short term, these effects would be tempered as embedded mitigation planting matures and contributes to a well-designed improved urban-rural interface.</p>

**Table A8.3.2:** Photoviewpoints - Visual Amenity Schedule of Effects during Occupation

Sensitivity	Year 1			Year 15		
	Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<b>Photoviewpoint 1:</b> View from PRoW Ref. M256 looking east towards the Application Site						
<b>Local PRoW ref. 256</b>						
High	Very Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	The Application Proposals are unlikely to be seen from this location due to its distance from the viewpoint, the undulating topography and intervening vegetation.	Negligible	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	In the medium-term, the proposed mitigation planting is unlikely to reduce the effect on receptors from that experienced at Year 1. The distance from the receptor, localised topography and intervening vegetation already screen the proposed development such that there is only a minor effect experienced at Year 1.
<b>Photoviewpoint 2:</b> View from PRoW Ref. M313 looking north towards the Application Site						
<b>Local PRoW ref. M313</b>						
High	Very High	<b>Major</b> Adverse Temporary Local <b>Significant</b>	The Application Proposals would be apparent across the adjacent slopes of the north-western portion of the Application Site. However, the land along the Hall Brook corridor is proposed as green infrastructure, sympathetically managed to minimise any potential impacts on the watercourse, so that its appearance is unlikely to change substantially. Development is set back from the retained hedgerow and there would be potential to secure mitigation planting, that would provide screening and softening in the long term. However, this would be immature and have little effect at Year 1. Due to the proximity of the PVP to the proposals, they would experience a wide view of the proposed residential development. This view would also include retained trees and hedgerows and new proposed planting, albeit immature within the streets and public open spaces, particularly along Hall Brook.	High	<b>Major/Moderate</b> Adverse Temporary Local <b>Significant</b>	In the medium-term mitigation planting within the green infrastructure along the frontage edge of the development would soften and filter visibility to the proposed build form and reduce the magnitude of change.
<b>Photoviewpoint 3:</b> View from Tamworth Road travelling north passed the Application Site						
<b>Minor road users incl. roadside pedestrians and cyclists</b>						
Medium	Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	Only a very small geographical extent of the Application Site would be discernible by receptors along Tamworth Road, with the new built form being experienced alongside existing residential development on both sides of the road so that the view would not be fundamentally changed, and users of this route may not perceive the wider site area.	Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	In the medium-term, there is unlikely to be any reduction in effect from Year 1. Owing to the distance from the receptor, the localised topography and intervening vegetation which already provide screening of the proposed development.
<b>Photoviewpoint 4:</b> View from PRoW Ref. M315 looking north-west towards the Application Site						
<b>Local PRoW ref. M315</b>						
High	Very Low	<b>Minor</b>	The area of the Application Site that would be apparent in this view is	Negligible	<b>Minor/</b>	In the medium-term mitigation planting within the public open space along the

Sensitivity	Year 1			Year 15		
	Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
		Adverse Temporary Local <b>Not Significant</b>	residential development and proposed open green space. The primary change would be glimpsed views of rooftops on the horizon, however the existing vegetation is likely to provide some visual screening of the development.		<b>Negligible</b> Adverse Temporary Local <b>Not Significant</b>	frontage of the residential development would soften and filter visibility to the proposed build form and reduce the magnitude of change.
<b>Photoviewpoint 5:</b> View from PRoW Ref. M313 within the Application Site looking north-west						
<b>Local PRoW ref. M313</b>						
High	Very High	<b>Major</b> Adverse Temporary Local <b>Significant</b>	The new development here would comprise residential development and would result in a substantial change to this generally agricultural baseline. In addition, due primarily to the proximity to the PVP, the proposals would be apparent across a wide geographic extent. The proposed properties here are likely to back on so that part of the existing hedgerow would be retained; and there is potential for its enhancement with additional planting, which would provide some additional softening and screening as it matures. However, any screening would be new, and relatively ineffective at Year 1.	High	<b>Major/Moderate</b> Adverse Temporary Local <b>Significant</b>	In the medium-term the proposed mitigation planting across the Application Site would have a limited softening and screening effect that would reduce the magnitude of change to some degree by filtering views of built form and breaking up the massing of new development, especially as it would be in close proximity to the viewer.
<b>Photoviewpoint 6:</b> View from Fivefield Road travelling north-west from Keresley Village						
<b>Minor road users incl. roadside cyclists</b>						
Medium	Medium	<b>Moderate/Minor</b> Adverse Temporary Local <b>Not Significant</b>	The Application Site would comprise residential development fronting onto Fivefield Road, set back by a private access drive and heavily filtered by the hedgerow. Existing residential properties along the road benefit from mature, enclosed, rear gardens that would provide some visual filtering. The proposed orientation of the buildings means that they would side onto existing dwellings. In addition, there is the opportunity, to provide some mitigation planting along the Application Site boundary, which would soften and filter views to the built development from the road. However, any screening would be new, and relatively ineffective at Year 1. New residential development would be apparent over a limited extent of the view but would comprise a substantial change to this agricultural landscape. Once complete, the new junctions would form a minor constituent in the view further along Fivefield Road but would not be apparent from the residential properties.	Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	In the medium-term mitigation planting at the Application Site boundary would have a softening and screening effect that would reduce the magnitude of change from the PVP but less so from the residential properties. The magnitude of change a result of the road junction improvements would remain as at Year 1.
<b>Photoviewpoint 7:</b> View from Fivefield Road travelling south-east towards Keresley Village						
<b>Minor road users incl. roadside cyclists</b>						
Medium	High	<b>Moderate</b> Adverse Temporary	The new development would effectively bring the settlement edge to the north-east closer to the viewer. However, to the north-east, existing settlement is less apparent, and therefore it would constitute a greater change to the baseline. Users of Fivefield Road will pass the	Medium	<b>Moderate/Minor</b> Adverse Temporary	In the medium-term, mitigation planting at the Application Site boundary and within the area of green infrastructure would have a softening and screening effect that would reduce the magnitude of change to some degree, especially as it would be in close proximity to the viewer.

Sensitivity	Year 1			Year 15		
	Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
		Local <b>Significant</b>	proposed development and new access points. In addition, due primarily to proximity, the proposals would be apparent across a wide geographic extent. The proposals near to the PVP comprises residential development and a substantial area of open space and a secure boundary treatment with proposed planting along the boundaries and retained existing hedgerows. However, any screening would be new, and relatively ineffective, at Year 1.		Local <b>Not Significant</b>	
<b>Photoviewpoint 8:</b> View from PRoW Ref. M309 looking south-west towards the Application Site						
<b>Local PRoW ref. M309</b>						
High	Medium	<b>Moderate</b> Adverse Temporary Local <b>Significant</b>	The new development would effectively bring the settlement edge to the north-east closer to the viewer. However, to the north-east, existing settlement is less apparent, and therefore it would constitute a greater change to the baseline. In addition, due primarily to proximity, the proposals would be apparent across a wide geographic extent. The proposals near to the PVP comprises residential development and a substantial area of open space and a secure boundary treatment with proposed planting along the boundaries and retained existing hedgerows. However, any screening would be new, and relatively ineffective, at Year 1.	Low	<b>Moderate/Minor</b> Adverse Temporary Local <b>Not Significant</b>	In the medium-term, mitigation planting at the Application Site boundary and within the area of green infrastructure would have a softening and screening effect that would reduce the magnitude of change to some degree.
<b>Photoviewpoint 9:</b> View from Hounds Hill on PRoW Ref. M309 looking south towards the Application Site						
<b>Local PRoW ref. M309</b>						
High	Medium	<b>Moderate</b> Adverse Temporary Local <b>Significant</b>	The new development would effectively bring the settlement edge to the north-east closer to the viewer. However, to the north-east, existing settlement is less apparent, and therefore it would constitute a greater change to the baseline. In addition, due primarily to proximity, the proposals would be apparent across a wide geographic extent. The proposals near to the PVP comprises residential development and a substantial area of open space and a secure boundary treatment with proposed planting along the boundaries and retained existing hedgerows. However, any screening would be new, and relatively ineffective, at Year 1.	Low	<b>Moderate/Minor</b> Adverse Temporary Local <b>Not Significant</b>	In the medium-term, the proposed native tree and hedgerow planting at the Application Site boundary and also within the areas of public open space would have a softening and screening effect on the proposed build form such that it would integrate the development into its context and would reduce the magnitude of change to some degree.
<b>Photoviewpoint 10:</b> View from Tamworth Road travelling south passed the Application Site						
<b>Minor road users incl. roadside pedestrians and cyclists</b>						
Medium	High	<b>Moderate</b> Adverse Temporary Local <b>Significant</b>	The proposals would have the effect of bringing the settlement edge closer to the viewer. However, this development would be seen in the context of existing residential development, so would not be uncharacteristic. In addition, there is the potential for mitigation planting across the green infrastructure area, which would contribute to the integration of the built form. However, this would be immature, and ineffective, at Year 1.	High	<b>Moderate</b> Adverse Temporary Local <b>Significant</b>	In the medium-term, mitigation planting included within the green infrastructure would increasingly contribute to the softening, and integration, of the proposals. However, it would do little to screen the properties closest to the lane so would have little effect on the magnitude of change at this location.

Sensitivity	Year 1			Year 15		
	Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<b>Photoviewpoint 11:</b> View from PRoW Ref. M305 looking south-east towards the Application Site						
<b>Local PRoW ref. M305</b>						
High	Very Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	The Application Proposals are unlikely to be seen from this location due to its distance from the viewpoint, the undulating topography and the screening effect of The Alders and Pikehorne Woodland which can be seen on the horizon.	Negligible	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	In the medium-term, the proposed mitigation planting is unlikely to reduce the effect on receptors from that experienced at Year 1. The distance from the receptor, localised topography and intervening vegetation already screen the proposed development such that there is only a minor effect experienced at Year 1.

**Table A8.3.3:** Residential Visual Amenity Schedule of Effects during Operation

Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<b>Group A:</b> Properties on Tamworth Road facing west towards the Application Site	Very High	High	Very High	High	<b>Major</b> Adverse Temporary Local <b>Significant</b>	At Year 1, there would be visibility to the new junctions and to the new residential development on the opposite side of the road. The existing residential setting and busy road corridor would mean that the proposed residential development would not appear out of context or fundamentally alter the view. The presence of a traffic junction would be tempered, to some degree, by the existing residential context of these properties and the urban fringe land use, and by the retention of some of the hedge, and building set back, to retain a green character to this road edge. Mitigation planting within the green infrastructure area lining the road, which could be secured through condition, would be immature and relatively ineffective at Year 1.	High	<b>Major</b> Adverse Temporary Local <b>Significant</b>	At Year 15, the proposed mitigation planting and the retention of existing trees and hedgerows throughout the Application Site would have matured, filtering views of the built form and mitigating the magnitude of change.
<b>Group B:</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	<b>Substantial</b> Adverse Temporary Local <b>Significant</b>	At Year 1, there would be views of the new residential development over, and set back from, the boundaries of existing rear residential curtilage. In addition, there would be increased traffic on the road and increased light levels at night. However, the existing residential context allows the development to be easily assimilated into its surroundings. Mitigation planting within the public open space areas and at the development frontage lining the road will have been planted but would be immature and relatively ineffective at Year 1.	High	<b>Major</b> Adverse Temporary Local <b>Significant</b>	At Year 15, mitigation planting would have matured, mitigating the magnitude of change.
<b>Group C:</b> Properties on Fivefield Road	Very High	High	Very High	High	<b>Major</b> Adverse	At Year 1, it is assessed that there would be some visibility to the residential development over intervening fencing and	Medium	<b>Major/Moderate</b> Adverse	At Year 15, the proposed mitigation planting would have matured,

Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					Temporary Local <b>Significant</b>	vegetation. In addition, there would be an awareness of increased light levels at night. However, this would be tempered, to some degree, by the existing residential context of these properties and the set back from the proposals. Mitigation planting along the new road at the closest development edge, which could be secured through condition, would be immature and relatively ineffective at Year 1.		Temporary Local <b>Significant</b>	particularly in the large public open space to the north-east of the site and along the development frontage breaking up the perception of development and providing some mitigation to the magnitude of change.
<b>Group D:</b> Properties on Bennetts Road (South) and Bennetts Road	Very High	High	Very High	Low	<b>Moderate</b> Adverse Temporary Local <b>Significant</b>	At Year 1, it is assessed that there would be minimal visibility to the new development through gaps in, and over lower sections of, the boundary vegetation and at the Application Site's southern extent. There would also be an awareness of additional noise and of increased light levels at night. Tree planting is proposed along areas of green infrastructure and boundaries, that could be secured through condition; however, this would be immature and relatively ineffective at Year 1.	Very Low	<b>Moderate/Minor</b> Adverse Temporary Local <b>Not Significant</b>	At Year 15, mitigation planting would have matured so providing some, limited, mitigation to the magnitude of change.
<b>Group E:</b> Properties on the settlement edge of Holbrooks (accessed off Brookford Avenue)	Very High	High	Very High	Very Low	<b>Moderate/Minor</b> Adverse Temporary Local <b>Not Significant</b>	At Year 1, it is assessed that there would be minimal visibility to the new development and it is likely that any additional noise that it generates would be moderated by the surrounding existing development area. However, there would be an awareness of increased light levels at night. Tree planting is proposed along the boundaries, which could be secured through condition; however, this would be immature and relatively ineffective at Year 1.	Very Low	<b>Moderate/Minor</b> Adverse Temporary Local <b>Not Significant</b>	At Year 15, mitigation planting would have matured so providing some, limited, mitigation to the magnitude of change.

**Cumulative Visual Assessment**

**Table A8.3.4:** Residential and Other Receptors Visual Amenity Schedule of Effects during Occupation

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.

Sensitivity	Year 1			Year 15		
	Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<b>Photoviewpoint 1:</b> View from PRoW Ref. M256 looking east towards the Application Site						
<b>Local PRoW ref. 256</b>						
High	Very Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	There is no visibility of the cumulative Application Site within the wider view from this location due, primarily, to intervening topography and vegetation so there would be <b>no cumulative effect</b> on this viewpoint as a result of the implementation of the Application Site.	Very Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	There is no visibility of the cumulative Application Site within the wider view from this location due, primarily, to intervening topography and vegetation so there would be <b>no cumulative effect</b> on this viewpoint as a result of the implementation of the Application Site.
<b>Photoviewpoint 2:</b> View from PRoW Ref. M313 looking north towards the Application Site						
<b>Local PRoW ref. M313</b>						
High	High	<b>Major/Moderate</b> Adverse Temporary Local <b>Significant</b>	Users of this route would experience close-quarter views of residential development in the cumulative Application Site in combination with residential development in the Application Site. Effects are predicted as the worst-case when both schemes are completed at Year 1. There is the potential for mitigation planting to contribute to the integration of the built form however, this would be immature, and ineffective, at Year 1.	High	<b>Major/Moderate</b> Adverse Temporary Local <b>Significant</b>	In the medium-term, receptors in this location would be surrounded by the proposed development and despite the maturing of the landscape proposals the cumulative effects would remain the same as Year 1.
<b>Photoviewpoint 3:</b> View from Tamworth Road travelling north passed the Application Site						
<b>Minor road users incl. roadside pedestrians and cyclists</b>						
Medium	Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	The addition of the cumulative Application Site would place residential development in the foreground between the view and the Application Site. At Year 1 this would entirely screen 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. There is the potential for mitigation planting to contribute to the integration of the built form however, this would be immature, and ineffective, at Year 1.	Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	At Year 15, the proposed mitigation planting would provide some limited screening and filtering of the built form, however for receptors in this location it is unlikely to reduce the cumulative effect experienced at Year 1.
<b>Photoviewpoint 4:</b> View from PRoW Ref. M315 looking north-west towards the Application Site						
<b>Local PRoW ref. M315</b>						
High	Very Low	<b>Minor</b>	The addition of the cumulative Application Site would place residential development in the foreground between the view and the	Negligible	<b>Minor/Negligible</b>	At Year 15, the proposed mitigation planting would have matured but is unlikely to provide any reduction on the cumulative effects experienced at Year 1.

Sensitivity	Year 1			Year 15		
	Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
		Adverse Temporary Local <b>Not Significant</b>	Application Site. At Year 1 this would entirely screen 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. There is the potential for mitigation planting to contribute to the integration of the built form however, this would be immature, and ineffective, at Year 1.		Adverse Temporary Local <b>Not Significant</b>	
<b>Photoviewpoint 5:</b> View from PRoW Ref. M313 within the Application Site looking north-west						
<b>Local PRoW ref. M313</b>						
High	Very Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.	Very Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.
<b>Photoviewpoint 6:</b> View from Fivefield Road travelling north-west from Keresley Village						
<b>Minor road users incl. roadside cyclists</b>						
Medium	Medium	<b>Moderate/Minor</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.	Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.
<b>Photoviewpoint 7:</b> View from Fivefield Road travelling south-east towards Keresley Village						
<b>Minor road users incl. roadside cyclists</b>						
Medium	High	<b>Moderate</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.	Medium	<b>Moderate/Minor</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.
<b>Photoviewpoint 8:</b> View from PRoW Ref. M309 looking south-west towards the Application Site						
<b>Local PRoW ref. M309</b>						
High	High	<b>Major/Moderate</b> Adverse Temporary	The addition of the cumulative Application Site would place residential development in the foreground between the view and the site. At Year 1 this would entirely screen the Application Site. Effects are predicted as the worst-case when both schemes are completed, and the combined developments are seen at the same time. There is	Medium	<b>Moderate</b> Adverse Temporary	At Year 15, mitigation planting would have matured so providing some, limited, mitigation to the magnitude of change.

Sensitivity	Year 1			Year 15		
	Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
		Local <b>Significant</b>	the potential for mitigation planting to contribute to the integration of the built form however, this would be immature, and ineffective, at Year 1.		Local <b>Not Significant</b>	
<b>Photoviewpoint 9:</b> View from Hounds Hill on PRoW Ref. M309 looking south towards the Application Site						
<b>Local PRoW ref. M309</b>						
High	High	<b>Major/Moderate</b> Adverse Temporary Local <b>Significant</b>	The addition of the cumulative Application Site would place residential development in the foreground between the view and the Application Site. At Year 1 this would be seen in combination with the Application Site. Effects are predicted as the worst-case when both schemes are completed, and the combined developments are seen at the same time. There is the potential for mitigation planting to contribute to the integration of the built form however, this would be immature, and ineffective, at Year 1.	Medium	<b>Moderate</b> Adverse Temporary Local <b>Not Significant</b>	At Year 15, mitigation planting would have matured so providing some, limited, mitigation to the magnitude of change.
<b>Photoviewpoint 10:</b> View from Tamworth Road travelling south passed the Application Site						
<b>Minor road users incl. roadside pedestrians and cyclists</b>						
Medium	Very Low	<b>Negligible</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.	Very Low	<b>Negligible</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.
<b>Photoviewpoint 11:</b> View from PRoW Ref. M305 looking south-east towards the Application Site						
<b>Local PRoW ref. M305</b>						
High	Very Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would be completely screened by the potential cumulative Application Site.	Very Low	<b>Minor</b> Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would be completely screened by the potential cumulative Application Site.

**Table A8.3.5:** Residential and Other Receptors Visual Amenity Schedule of Effects during Occupation

Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<b>Group A:</b> Properties on Tamworth Road facing west towards the Application Site	Very High	High	Very High	High	<b>Major</b> Minor Adverse Temporary Local <b>Significant</b>	Properties in this receptor group will experience cumulative effects arising from the cumulative Application Site and in-combination effects. However, these are likely to be limited to upper, forward facing storeys and not rooms typically occupied during day time. Therefore, while a cumulative effect is predicted, it is likely to be experienced by very few residential receptors in this group.	Medium	<b>Major/Moderate</b> Minor Adverse Temporary Local <b>Significant</b>	At Year 15, mitigation planting would have matured so providing some, limited, mitigation to the magnitude of change.
<b>Group B:</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 Low	<b>Moderate/Minor</b> Minor Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.	Very Low	<b>Moderate/Minor</b> Minor Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.
<b>Group C:</b> Properties on Fivefield Road	Very High	High	Very High	High	<b>Major</b> Minor Adverse Temporary Local <b>Significant</b>	Properties in this receptor group will experience cumulative effects arising from the cumulative Application Site and in-combination effects. However, these are likely to be limited to upper, forward facing storeys and not rooms typically occupied during day time. Therefore, while a cumulative effect is predicted, it is likely to be experienced by very few residential receptors in this group.	Medium	<b>Major/Moderate</b> Minor Adverse Temporary Local <b>Significant</b>	At Year 15, mitigation planting would have matured so providing some, limited, mitigation to the magnitude of change.
<b>Group D:</b> Properties on Bennetts Road (South) and Bennetts Road	Very High	High	Very High	Very Low	<b>Moderate/Minor</b> Minor Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.	Very Low	<b>Moderate/Minor</b> Minor Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would completely screen the potential cumulative Application Site.
<b>Group E:</b> Properties on the settlement edge of Holbrooks (accessed off Brookford Avenue)	Very High	High	Very High	Very Low	<b>Moderate/Minor</b> Minor Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would be completely screened by the cumulative Application Site.	Very Low	<b>Moderate/Minor</b> Minor Adverse Temporary Local <b>Not Significant</b>	No cumulative effect would arise as development in the Application Site would be completely screened by the cumulative Application Site.