

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	Residents at properties off the A34 Birmingham Road and Merrion's Close (approx. 25 dwellings)  (Viewpoint 10 is taken from near these properties)	High	Medium	High / Medium	Approx. 35m	Full - Partial	Permanent	Construction: High / Medium Completion: Medium Year 15: Medium / Low	Properties off the A34 Birmingham Road and Merrion's Close lie adjacent to the site's northern boundary. Properties generally front onto the A34 and views of the proposed buildings in the north of the site will be set back beyond multiple lanes of the road. Most properties will also benefit from screening/filtering of views by the avenue of trees within the central reservation and the hedgerow which runs along the majority of the site's northern boundary as demonstrated in viewpoint 10.  Relatively close views will be available of proposed dwellings in the north of the site. A hedgerow runs along the majority of the site's north eastern boundary which will help to screen the lower portions of proposed dwellings. Proposed planting to gap-up and reinforce this hedgerow will help mitigate effects in the longer term.	Major / Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse
B	Residents at properties off Peak House Road (approx.. 35 dwellings)  (Viewpoint 2 looks from within the site towards the rear of these properties demonstrating intervisibility)	High	Medium	High / Medium	Approx. 10 - 35m	Full - Partial	Permanent	Construction: High / Medium Completion: Medium Year 15: Medium	Properties along Peak House Road back onto the site. The majority of these properties have long rear gardens though a small number accessed off Farm House Way have shorter gardens. Views will be dependent on vegetation within/along garden boundaries though generally views will be available of proposed residential properties in the east of the site. Existing vegetation along the site's boundary with these properties will be retained.	Major / Moderate Adverse	Moderate Adverse	Moderate Adverse
C	Residents at properties off Wilderness Lane (approx.. 35 dwellings)	High	Medium	High / Medium	Nearest properties are adjacent to site boundary, the majority lie	Full - Glimpse	Permanent	Properties on the eastern extent of Wildness Lane:  Construction: High / Medium	Properties along Wilderness Lane lie to the south-east of the site. The majority of these front onto the lane with the site boundary located beyond, though approximately six properties close to the junction with Peak House Road side onto the site. Proposed residential development will be restricted to the north	Properties on the eastern extent of Wildness Lane:  Major / Moderate Adverse	Properties on the eastern extent of Wildness Lane:  Moderate Adverse	Properties on the eastern extent of Wildness Lane:

	(Viewpoint 3 is taken from Wilderness Lane)				approx.. 20m from the site			Completion: Medium Year 15: Medium  Properties on the western extent of Wildness Lane: Construction: Medium / Low Completion: Low / Negligible Year 15: Low / Negligible	and east of the site. Residents at properties on the eastern extent of Wilderness Lane will experience the closest views of proposed dwellings with a number of existing properties on the eastern extent of the lane directly facing onto the proposed site access and new dwellings. Existing properties further west will front onto the proposed Countryside Park and will maintain an open aspect. Views towards the proposed dwellings will become increasingly distant and oblique further west.  The majority of the existing roadside hedgerow along the site's boundary with Wilderness Lane will be retained as part of the proposals with removal limited to that required for the new site access.	Properties on the western extent of Wildness Lane: Moderate / Minor Adverse	Properties on the western extent of Wildness Lane: Minor Adverse / Negligible	Moderate Adverse  Properties on the western extent of Wildness Lane: Minor Adverse / Negligible
<b>D</b>	Residents in West Bromwich and Walsall (inter-visibility demonstrated in viewpoints 1, 3 and 15)	High	Medium	High / Medium	From approx. 700m to site boundary (further to visible portion of the site)	Partial - Glimpse	Permanent	Construction: Low / Negligible Completion: Low / Negligible Year 15: Low / Negligible	Relatively distant views are available from West Bromwich and Walsall towards the more elevated parts of the site as demonstrated in viewpoint 1 taken from within the site, viewpoint 3 from Wilderness Lane and viewpoint 15 taken from Thorncroft Way.  Views from the Yew Tree area of Walsall will be more readily available where land begins to rise to the west of the canal with properties adjacent to the canal benefitting from the strong visual barrier formed by the vegetation along the canal. Views will be available of proposed development in the east of the site. Views of the proposals will form a portion of a wider view.  Viewpoint 1 demonstrates the intervisibility between the site and more distant residential receptors within West Bromwich and Walsall there are a number of tower blocks which are likely to have clearer views towards proposals within the site. These receptors are set within the existing settlement and therefore views of the proposals will be seen in the context of surrounding existing settlement.	Minor Adverse / Negligible	Minor Adverse / Negligible	Minor Adverse / Negligible
<b>E</b>	Users of footpath adjacent to site's southern boundary (Viewpoint 5)	High	Medium	High / Medium	Adjacent to site boundary	Partial	Temporary	Construction: Low Completion: Low/negligible Year 15: Low/negligible	A tarmacked footpath runs adjacent to the site's southern boundary. It runs westwards from Wilderness Lane adjacent to the north of the Q3 Academy. It is not a designated PROW. Vegetation lining the route help to screen/filter views of the site though some views through the vegetation are available as demonstrated in viewpoint 5. Where views of the proposed houses are available these will be seen beyond proposed GI/Countryside Park in the south of the site, which will be visually beneficial .	Minor Adverse	Minor Adverse/Negligible	Minor Adverse/Negligible
<b>F</b>	Users of PROW / Beacon Way Long Distant Footpath (View from existing route shown in Viewpoint 8)	High	Medium	High / Medium	Adjacent to site boundary at nearest point	Partial	Temporary	Construction: Medium / Low Completion: Low Year 15: Low	The Beacon Way Long Distance Footpath runs adjacent to the site's western boundary providing a link from the A34 Birmingham Road towards the Rushall Canal. The route of the footpath is enclosed by tree planting adjacent to the site's western boundary and security fencing at recreational facilities to the west of the site, creating a narrow and undesirable route. As part of the proposals there is an opportunity to re-direct this route through open space in the west of the site creating a more desirable and usable route. Users of this new footpath route would experience views of proposed built development within the site though for much of the route this would be set back beyond proposed GI / new Countryside Park. The potential new route though a wider more open green space could be considerably more	Moderate / Minor Adverse	Minor Beneficial	Minor Beneficial

									attractive than the current rather unpleasant route leading to beneficial effects.			
<b>G</b>	Vehicular / pedestrian users of the A34 Birmingham Road (Viewpoint 10)	Medium	Medium	Medium	Adjacent to site boundary	Full	Temporary	Construction: High / Medium Completion: Medium / Low Year 15: Low	he A34 Birmingham Road runs adjacent to the northern boundary of the site. Close range views will be available of proposed dwellings in the north of the site as the road passes the site. These will be seen in the context of existing residential development along the A34. A hedgerow runs along the majority of the site's northern boundary as demonstrated in viewpoint 10 which will help to screen the lower portions of proposed dwellings. Proposed planting to gap-up and reinforce this hedgerow would be beneficial to mitigate effects in the longer term. Viewpoints 9 and 11 demonstrate how vegetation and existing build form help restrict views of the site from the A34 from further east and west of the site.	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse
<b>H</b>	Vehicular / pedestrian users of Thorncroft Lane (Viewpoint 12)	Medium	Medium	Medium	From approx. 700m to site boundary (further to visible portion of the site)	Partial - Glimpse	Temporary	Construction: Low / Negligible Completion: Low / Negligible Year 15: Low / Negligible	From Thorncroft Lane within Yew Tree, Walsall views will be available of proposed development in the east of the site adjacent to the existing settlement edge currently visible. Views of the proposals will form a portion of a wider view.	Minor Adverse / Negligible	Minor Adverse / Negligible	Minor Adverse / Negligible
<b>I</b>	Vehicular / pedestrian users of Wilderness Lane (Viewpoint 3)	Medium	Medium	Medium	Adjacent to site boundary	Full – Partial	Temporary	Construction: Medium Completion: Low Year 15: Low	Wilderness Lane runs adjacent to the south-east of the site. Built development will largely be set back from the lane with a limited area of proposed built development adjoining the lane close to Peak House Road. Views of the proposals will be seen beyond the roadside hedgerow and within the context of existing built development along the lane. As the lane travels southwards beyond the site views quickly become screened by vegetation as demonstrated in viewpoint 4. Proposals will not block the long views available from the field gate demonstrated in viewpoint 3.	Moderate Adverse	Minor Adverse	Minor Adverse
<b>J</b>	Users of businesses off the A34 Birmingham Road and Peak House Road	Low	Medium	Medium / Low	Adjacent to site boundary	Full - Partial	Permanent	Construction: High/Medium Completion: Medium Year 15: Medium	A small number of business premises situated off the A34 Birmingham Road and Peak House Road are located adjacent to the north eastern corner of the site. Views will be available of new dwellings in the north-east of the site from these premises. Existing vegetation along the site's boundary will be retained and help provide screening/filtering to some views.	Moderate Adverse	Minor Adverse	Minor Adverse
<b>K</b>	Users of Q3 Academy	Low	Medium	Medium / Low	Approx. 5m (to school grounds)	Partial	Permanent	Construction: Low Completion: Low / Negligible Year 15: Low / Negligible	The Q3 Academy School is located to the south of the site. Vegetation lining the footpath to the north of the school as well as vegetation within the school grounds will help to screen/filter views of the site. Where views of the proposed built development are available these will be set back beyond proposed areas of GI / new Countryside Park.	Minor Adverse	Minor Adverse / Negligible	Minor Adverse / Negligible
<b>L</b>	Users of recreational facilities to the north west of the site	Low	Medium	Medium / Low	Approx. 5-10m	Partial	Permanent	Construction: Medium / Low Completion: Low Year 15: Low	Recreational facilities including Aston University Recreation Centre and West Bromwich Albion Training Ground are located to the west of the site. Screening/filtering of views of the proposals will be provided by vegetation adjacent to the site's western boundary. Proposed built development within the site will be set back from the majority of the western site	Moderate / Minor Adverse	Minor Adverse	Minor Adverse

									boundary beyond proposed GI / new Countryside Park.			
--	--	--	--	--	--	--	--	--	---	--	--	--