

Land at Dillmore Lane, Fernhill Heath

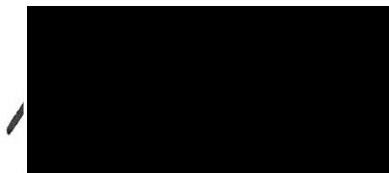
Appeal Ref: APP/H1840/W/24/3346731

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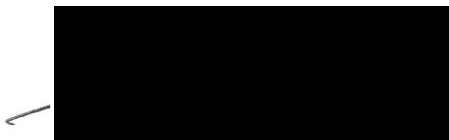
Landscape and Visual Statement of Common Ground

September 2024

Signed:



.....
Paul Lishman, on behalf of Lioncourt Strategic Land



.....
John-Paul Friend, on behalf of Wychavon District Council

A Worton Rectory Park
Oxford
OX29 4SX
United Kingdom
T 01865 887 050

W www.lda-design.co.uk

LDA Design Consulting Ltd
Registered No. 09312403
17 Minster Precincts, Peterborough, PE1 1XX

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Comment Final

This document has been prepared and checked in accordance with ISO 9001:2015.

1.0 Relevant Issues

1.1.1. This Statement of Common Ground (SoCG) address landscape and visual matters that are of relevance to the first Reason for Refusal (RfR), as set out in the Decision Notice:

The application site lies outside of a defined development boundary and is therefore classed as being open countryside where development is strictly controlled. The proposal does not meet the criteria for the development to be considered as an exception to Policy SWDP2 of the South Worcestershire Development Plan and it does not preserve and enhance the open countryside and character of the area, contrary to Policies SWDP2 and SWDP25 of the South Worcestershire Development Plan.

2.0 Matters in Agreement

2.1. Site Location and Context

2.1.1. In respect of the Site location and context, Wychavon District Council (WDC) and the Appellant agree:

- The Appeal Site is not subject to any national landscape designations, such as a National Park or National Landscape.
- The Appeal Site is not subject to any local landscape designations as recorded in the South Worcestershire Development Plan (SWDP)
- The Appeal Site is not located within the Green Belt or the Significant Gap (as defined by the SWDP).
- The Appeal Site contains no areas of Ancient Woodland; or trees that are known to be covered by Tree Preservation Orders (TPO) or considered to be 'Veteran'.
- The Appeal Site is not identified as a Green Space (within the SWDP) and is not currently accessible to the public.
- The Appeal Site is not covered by any other known designations, such as those relating to heritage or ecology and is not within the flood zones.
- The Appeal site is not considered to be a 'valued landscape' in the context of NPPF paragraph 180.
- The Appeal Site is located on the northern edge of Fernhill Heath, bordering the existing built up area.
- The Appeal Site is adjoined by the Suffolk Way Development (WDC planning reference W/14/00367/OU), immediately to the Appeal Site to the south.
- The Appeal Site is separated from Lower Town (to the north) by existing / retained agricultural fields.

2.2. Proposed Development

2.2.1. In respect of the design of the Proposed Development, WDC and the Appellant agree that:

- The vast majority of existing trees and hedgerows can be retained and enhanced as part of the design of the Proposed Development.
- The existing stream corridor running through the Appeal Site can be retained and enhanced as part of the design of the Proposed Development.
- The Proposed Development is capable of delivering 40% green infrastructure (in accordance policy SWDP 5 of the Local Plan)
- The green infrastructure proposals allow for the retention and alteration of existing features; creation of new landscape features and habitat; and public access to the Site.
- The design of the green infrastructure proposals has been informed by prevailing landscape character and green infrastructure guidance, including conserving and enhancing trees, hedgerows and water courses.
- The overall scale, extent and design of the Proposed Development would be similar in nature of that to the adjoining Suffolk Way Development.

2.3. Landscape, Visual and Settlement Character and Effects

2.3.1. In respect of landscape, visual and settlement character, WDC and the Appellant agree that:

- The Appeal Site falls within the 'Settled Farmlands with Pastoral Land Use' Landscape Character Type, which is described as a settled agricultural landscape
- The settlement of Fernhill Heath influences the character and views of the Appeal Site, with existing residential development adjoining the Appeal Site along parts of its eastern and southern boundaries.
- Effects on landscape character and views will be greatest within and immediately around the Appeal Site, with a large proportion of the Appeal Site changing from greenfield to an area of built development. This is an inevitable consequence of the greenfield development.
- Effects on landscape character and views will diminish with distance from the Appeal Site with the Proposed Development being visually contained in the

wider landscape due to a combination of topography, vegetation and existing built form that screen views from further afield.

- The Proposed Development would be viewed from the north and west / northwest against the backdrop of existing settlement in Fernhill Heath.
- The Proposed Development would not extend the built-up area of Fernhill Heath any further north or west beyond its existing extents but will form encroachment into the currently undeveloped fields.
- The Proposed Development would be separated from Lower Town (to the north) by agricultural fields and would not result in any physical coalescence.
- In respect of landscape effects, the following is agreed:
 - The landscape within the study area, including the Appeal Site, has a medium-low sensitivity to the Proposed Development.
 - The effects on the landscape character of the Appeal Site and its immediate context would be at most moderate adverse.
 - The effects on the landscape character would rapidly diminish with distance from the Appeal Site. Effects would range from slight adverse to slight / minimal neutral by year fifteen of operation, once planting has matured (i.e. the residual effects).
- In respect of visual effects, the levels of effects are not agreed, as recorded in Section 3.0.

3.0 Matters Not in Agreement

3.1.1. The Appellants and the Councils respective judgements regarding visual effects are summarised in the table below.

3.1.2. The Appellants schedule of landscape and visual effects is included in Appendix 3 of the Landscape and Visual Proof of Evidence.

Visual Receptor / Viewpoint Location	Stage	Effect	
		Appellant	Council
Footpaths 548(C), 547(C) and 549(B)	Operation	Moderate-slight adverse	Major adverse
	Residual	Slight adverse	Major/moderate adverse
Footpath 535(C) northern section towards Tappenhall Farm	Operation	Slight-Minimal Neutral	Moderate adverse
	Residual		Minor adverse
Dilmore Lane near to site access	Operation	Moderate-slight Adverse	Major adverse
	Residual	Slight adverse	Major/moderate adverse
Kennels Lane	Operation	Moderate-slight adverse	Moderate adverse
	Residual	Slight adverse	Moderate/minor adverse

Wider landscape to the north	Operation	Minimal neutral	Minor adverse
	Residual		Minor/negligible adverse
Wider settlement area to the south	Operation	Minimal neutral	Minor adverse
	Residual		Minimal neutral