

Eileen Marshall

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From: Eileen Marshall  
Sent: 21 May 2024 12:43  
To: Gillian McDermott  
Subject: RE: W/23/02112/OUT - Orchard Farm, Defford Road, Pershore. Additional Landscape comments

Gillian,

I have now read through the Landscape and Visual Impact Assessment Addendum (LVIA Addendum) dated 19 April 2024 and viewed associated landscape drawings:  
Figure 10: Strategic Landscape Parameter Plan P22-2506\_EN\_0010\_B\_0001 Rev B  
Figure 11: Illustrative Landscape Masterplan P22-2506\_EN\_0011\_E\_0001 Rev E  
Illustrative Landscape Sections P22-2506\_EN\_0015\_C\_0001 Rev C

The LVIA Addendum has been prepared in response to a revised red line boundary for the application site - extended to include additional areas of land along Defford Road to accommodate necessary highways design parameters.

The LVA Addendum advises that the existing hedgerow along the southern edge of Defford Road will need to be managed to avoid excessive growth extending into the visibility splay and that on the northern side of Defford Road, the sole change relates to the additional retention of a short section of hedgerow ref. HR3002 (see FLAC Tree Survey/AIA dated April 2024), where the revised highways access has reduced impact. The revisions involve no further loss of vegetation and some additional vegetation will be retained – and so there is no additional adverse visual impact in assessed views as a result of the latest layout.

As the LVA Addendum advises *'Following changes to the red line Planning Application boundary, there are not likely to be any further landscape or visual impacts/effects generated, over and above those already set out in the original (September 2023) LVIA.'*

I note, however, that since my previous comments provided to you on 27/11/23 and 12/2/24, and as illustrated on revised Figure 10: Strategic Landscape Parameters Plan P22-2506\_EN\_0010\_B\_0001 Rev B and Figure 11: Illustrative Landscape Masterplan P22-2506\_EN\_0011\_E\_0001 Rev E, the north-western edge of development has been brought further away from the line of PRoW 517(B) and minor changes are proposed to the positions of the NEAP, public footpaths and woodland planting within the north-eastern area of open space.

Revised Illustrative Landscape Sections drawing P22-2506\_EN\_0015\_C\_0001 Rev C demonstrate that in views from Defford Road dwellings on the site would be largely screened or softened by vegetation proposed on rising contours, and also that there would (as trees mature) be a green backdrop in more distant views towards the site for dwellings in the Phase 4 development cell. Whilst other phases would also have a green backdrop provided by Tiddesley Wood, as per my previous comments I remain concerned that the proposed development would affect the visual setting of Tiddesley Wood as a key landscape feature.

I remain of the opinion, as advised previously, that development on the application site as proposed would impact adversely on the character of this part of the Wooded Estate lands Landscape Type by introducing suburban built form into an identified wooded agricultural landscape, and by affecting the setting of Tiddesley Wood which is an important and characteristic feature of the Landscape Type (the woodland component being a critical element in defining the character of the Landscape Type). In addition, in terms of visual impacts, the way in which

Tiddesley Wood and its ancient woodland character is perceived in public views would be adversely impacted by development – when viewed both locally and in the wider landscape. The enjoyment of users of the Public Rights of Way across the site, including the promoted leisure walking route Millennium Way, would also be adversely impacted - with development and associated mitigative planting obliterating some views and confining others to defined corridors. Nearby residents whose properties overlook the site would also be adversely affected, as open rural views would be more contained and replaced by views of suburban built form and mitigative planting. Users of Public Rights of Way and residents at home are amongst the visual receptors most susceptible to change (Guidelines for Landscape and Visual Impact Assessment, Third edition 2012 – GLVIA3). Furthermore, being on prominent rising ground, development would be most perceptible in views from the south and south-east in the wider landscape – including in views from promoted leisure walking routes Millennium Way as it follows the River Avon corridor, Wychavon Way in the vicinity of Pensham, and further to the south the elevated Cotswolds National Landscape at Bredon Hill. In those views, development as proposed on rising ground would visibly and unacceptably expand Pershore away from its urban core into open countryside and onto higher contours, combining with recently completed residential development at Dowling Drive/Desjardins Way and roads off those and the extension to Conningsby Drive. Development on the site would not properly take into account the County Landscape Character Assessment and the impact on the Wooded Estate Lands Landscape Type, nor be appropriate to nor integrate with the character of the landscape setting and would therefore, I suggest, be contrary to Policy SWDP25.

Thank you.

Eileen Marshall (Mrs) BSc (Sp Hons), DipLA, MA, MCIHort  
Landscape Officer (Mon, Tues & Thurs all until approx. 2.30pm)

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