

Landscape Tables 1 and 2

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Land at Orchard Farm Pershore

PINS Ref - APP/H1840/W/24/3347643

LPA Ref - W/23/02112/OUT

September 2024

Table 1.0 – Comparative Assessment of Landscape Effects

Landscape Character

'Year 1' is taken to mean 'on completion' and assumes the scheme is built in one phase.

Landscape Receptor / element	Period	Jeremy Peachey Pegasus – LVIA			Charles Potterton / Potterton Associates		
		Sensitivity	Magnitude of Change / Nature	Significance of Landscape Effect	Sensitivity	Magnitude of Change / Nature	Significance of Landscape Effect
LCT – Wooded Estatelands	Year 1	Medium	Low	Minor adverse	Medium	Medium-high	Moderate/major adverse
	Year 15		Negligible	Negligible adverse		Medium-high	Moderate/major adverse
LCT – Riverside Meadows	Year 1	Medium	Negligible	Negligible adverse	Medium	Low-Medium	Low-moderate adverse
	Year 15		Negligible	Negligible		Low-Medium	Low-moderate adverse
LCT – Principal Village Farmlands	Year 1	Medium	Negligible	Negligible adverse	Medium	Low	Low adverse
	Year 15		Negligible	Negligible		Low	Low adverse
The site	Year 1	Medium – medium high	High	Moderate/major adverse	Medium-high	Major	Major adverse
	Year 15		medium	Moderate adverse		Major	Major adverse
Local Landscape	Year 1	Medium – medium high	Medium	Moderate adverse	Medium-high	Medium	Moderate adverse
	Year 15		Low-medium	Minor – moderate adverse		Medium	Moderate adverse

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Landscape Features

Note: The Pegasus LVIA, at paras. 6.53 – 6.55 and Table 5 sets out a general (as opposed to detailed) assessment of likely effects on landscape features. This is because in the absence of more detailed landscape design work, a more detailed assessment of likely effects, including magnitude of change and significance of effects over Year 1 and then Year 15 time-horizons, is more difficult to conclude. Notwithstanding, and for the purposes of Common Ground, more detailed information has been inserted, but must be seen in this context of an absence of detailed design information.

Landscape Receptor/ Element	Period	Jeremy Peachey - Pegasus / LVIA			Charles Potterton - Potterton Associates Ltd		
		Sensitivity	Magnitude of Change/Nature	Significance of Landscape Effect	Sensitivity	Magnitude of Change/Nature	Significance of Landscape Effect
Landscape Feature – Topography	Year 1	Medium-high	Medium/high	Moderate/major Adverse	High	High	Major adverse
	Year 15		Medium/low	Minor/moderate Adverse		High	Major adverse
Landscape Feature (on site) - Hedgerows (on site)	Year 1	Medium	Low	Minor Beneficial	Medium	Medium	Moderate adverse
	Year 15		Medium	Minor/moderate beneficial		Medium	Moderate adverse
Landscape Feature (on site) - Hedgerows (Defford Rd. frontage)	Year 1	Medium	Medium	Moderate Adverse	High	High	Major adverse
	Year 15		Low	Minor Adverse		Medium	Moderate adverse
Landscape Feature (on site) - Improved grassland / pasture	Year 1	Low	Medium	Minor Adverse	Medium	Medium	Moderate adverse
	Year 15		Medium	Moderate Beneficial		Medium	Minor adverse
Landscape Feature (on site) - Woodland	Year 1	High	Low	Minor Beneficial	High	Low	Minor Beneficial
	Year 15		Medium	Moderate Beneficial		Low	Minor Beneficial

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Landscape Feature (on site) - Trees	Year 1	Medium	Low	Minor Beneficial	Medium-high	Medium	Minor beneficial
	Year 15		Medium	Moderate Beneficial		Low	Minor beneficial
Landscape Feature - Trees (Defford Rd)	Year 1	Medium	Medium	Moderate Adverse	Medium-high	High	Major adverse
	Year 15		Low	Minor Adverse		Medium	Moderate adverse
Landscape Feature - Water features	Year 1	Low	Low	Minor Beneficial	Low	Low	Neutral
	Year 15		Medium	Moderate Beneficial		Low	Neutral
Landscape Feature (on site) - Orchards	Year 1	Low	Low	Minor Beneficial	Low	Low	Neutral
	Year 15		Low/medium	Minor/moderate Beneficial		Low	Neutral

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Public Access

Public Access is not a physical landscape feature but is a 'function' that needs to be recorded and the increase or decrease in provision assessed and reported as either a harm or a benefit.

The effect on those walking through the site to visit Tiddesley Wood, the adjacent picnic tables as well as those simply walking through the site en-route elsewhere would be recorded under the visual impact category (noting that they can already do those things using the existing path provision).

Landscape Receptor / element	Period	Jeremy Peachey - Pegasus / LVIA			Charles Potterton / Potterton Associates		
		Sensitivity	Magnitude of Change / Nature	Significance of Landscape Effect	Sensitivity	Magnitude of Change / Nature	Significance of Landscape Effect
Landscape function - Public access to the site	Year 1	High		Neutral	High		Neutral
	Year 15	High		Neutral	High		Neutral
Landscape function - Public access to adjacent features	Year 1	High		Neutral	High		Neutral
	Year 15	High		Neutral	High		Neutral

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Table 2.0 – Comparative Assessment of Visual Effects

'Year 1' is taken to mean 'on completion' and, for ease of assessment, assumes the scheme is built in one phase.

Location	Jeremy Peachey - Pegasus / LVIA				Charles Potterton - Potterton Associates Ltd		
	Period	Sensitivity	Magnitude	Significance	Sensitivity	Magnitude	Significance
VP1	Year 1	High	Medium / High	Moderate / Major adverse	High	High	Major adverse
	Year 15		Medium	Moderate adverse		High	Major adverse
VP2	Year 1	High	High	Major adverse	High	High	Major adverse
	Year 15		Medium / High	Moderate / Major adverse		High	Major adverse
VP3	Year 1	High	High	Major adverse	High	High	Major adverse
	Year 15		Medium / High	Moderate / Major adverse		High	Major adverse
VP4	Year 1	High	High	Major adverse	High	High	Major adverse
	Year 15		Medium	Moderate adverse		High	Major adverse
VP5	Year 1	High	Medium / High	Moderate / Major adverse	High	High	Major adverse
	Year 15		Low	Minor adverse		High	Major adverse
VP6	Year 1	High	Low / Medium	Minor / Moderate adverse	High	High	Major adverse
	Year 15		Low	Minor adverse		High	Major adverse
VP7	Year 1	High	Negligible	Neutral	High	Negligible	Neutral
	Year 15		Negligible	Neutral		Negligible	Neutral
VP8	Year 1	High	Medium / High	Moderate / Major adverse	High	High	Major adverse
	Year 15		Medium	Moderate adverse		High	Major adverse
VP9	Year 1	High	Low / medium	Minor / moderate adverse	High	Medium-high	Moderate / Major adverse
	Year 15		Negligible /low	Minor adverse		Medium	Moderate adverse

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Location	Jeremy Peachey - Pegasus / LVIA				Charles Potterton - Potterton Associates Ltd		
	Period	Sensitivity	Magnitude	Significance	Sensitivity	Magnitude	Significance
VP10	Year 1	High	Low / medium	Minor / moderate adverse	High	Medium-high	Moderate / Major adverse
	Year 15		Low	Minor adverse		Medium	Moderate adverse
VP11	Year 1	High	Medium	Moderate adverse	High	Medium	Moderate adverse
	Year 15		Low / medium	Minor / moderate adverse		Low / medium	Minor / moderate adverse
VP12	Year 1 Road user Resident	Medium High	Very high Very high	Moderate / major adverse Major adverse	High	Major	Major adverse
	Year 15 Road user Resident	Medium High	High High	Moderate adverse Major adverse		Major	Major adverse
VP13	Year 1 Road user Resident	Medium High	Very high Very high	Moderate / major adverse Major adverse	High	Major	Major adverse
	Year 15 Road user Resident	Medium High	High High	Moderate adverse Major adverse		Major	Major adverse
VP14	Year 1	High	Negligible / nil	Neutral / nil	High	Negligible / nil	Neutral / nil
	Year 15		Negligible / nil	Neutral / nil		Negligible / nil	Neutral / nil
VP15	Year 1	High	Low	Minor adverse	High	Low	Minor adverse
	Year 15		Negligible / low	Negligible / minor adverse		Negligible / low	Negligible / minor adverse
VP16	Year 1	High	Nil	Nil	High	Nil	Nil
	Year 15		Nil	Nil		Nil	Nil
VP17	Year 1	Medium / High	Low	Minor adverse	Medium / high	Medium	Moderate adverse
	Year 15		Negligible / low	Negligible / minor adverse		Medium	Moderate adverse
VP18	Year 1	High	Negligible / nil	Negligible / nil	High	Negligible / nil	Nil
	Year 15		Negligible / nil	Negligible / nil		Negligible / nil	Nil

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Location	Jeremy Peachey - Pegasus / LVIA				Charles Potterton - Potterton Associates Ltd		
	Period	Sensitivity	Magnitude	Significance	Sensitivity	Magnitude	Significance
VP19	Year 1	Very high	Negligible	Negligible adverse	Very high	Negligible	Negligible adverse
	Year 15		Negligible	Negligible adverse		Negligible	Negligible adverse
VP20	Year 1	Very high	Negligible	Negligible adverse	Very high	Negligible	Negligible adverse
	Year 15		Negligible	Negligible adverse		Negligible	Negligible adverse
VP21	Year 1	Medium	Medium/high	Moderate/major adverse	Medium	Medium/high	Moderate/major adverse
	Year 15		Low/medium	Minor/moderate adverse		Low/medium	Minor/moderate adverse

Signatories

Signed by Charles Potterton

Signed by Jeremy Peachey

On behalf of Wychavon District Council

On behalf of Formula Land Ltd.

Dated 27/09/24

Dated 30/09/2024

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