

LAND AT ORCHARD FARM, PERSHORE, WORCESTERSHIRE

OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

LANDSCAPE AND VISUAL IMPACT ASSESSMENT ADDENDUM: Change to the Red Line Boundary

On behalf of FORMULA LAND

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1. INTRODUCTION

Terms of reference

- 1.1. This Landscape and Visual Impact Assessment (LVIA) Addendum has been prepared by Pegasus Environment, part of the Pegasus Group, in response to a revised Planning Application red line boundary. This revised boundary is illustrated on Pegasus Group drawing reference. P22-2506_DE_0004 Rev. E.
- 1.2. The Planning Application red line boundary has been amended, effectively extended to include some small additional areas of land within Defford Road, extending along the highways alignment slightly further to the south-west.
- 1.3. The amendments have been made to accommodate necessary highways design parameters, more specifically to include a verge to the southern edge of Defford Road that will be managed to maintain a visibility splay.
- 1.4. The LVIA Addendum has been prepared as a standalone document on behalf of the applicant, Formula Land.
- 1.5. This LVIA Addendum considers the likely effects of the proposed development on:
 - Landscape character, including physical landscape resources; and
 - Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.
- 1.6. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013).

2. REVIEW OF LANDSCAPE EFFECTS

Introduction

- 2.1. The landscape baseline is as set out on the Landscape and Visual Impact Assessment (September 2023) submitted a part of the outline application.

Landscape Character

- 2.2. The site lies within the Wooded Estatelands LCT (Landscape Character Type) as set out in the Worcestershire CC Landscape Character Assessment (2012).
- 2.3. Given the scale of the changes to the red line, there will be no further impacts/effects on landscape character.

Landscape Features

- 2.4. Following a review of the land included within the amended red line, there will be some displacement of a limited amount of species poor, closely mown amenity-type grassland on the southern side of Defford Road. In addition, the existing hedgerow along the southern edge of Defford Road will need to be managed to avoid excessive growth extending into the visibility splay.
- 2.5. 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.
- 2.6. No other additional impacts/effects on landscape features are expected to arise from the change to the planning boundary, or the way in which the new areas will be managed going forward.

3. REVIEW OF VISUAL EFFECTS

Introduction

- 3.1. As part of the LVIA process, the visual amenity of those parts of the site in the vicinity of the access proposals are found with reference to viewpoints 11, taken from a location south on a public footpath along the River Avon; and viewpoint 21, looking along the southern (Defford Road) boundary of the site, in an easterly direction.

Visual Amenity

- 3.2. As there will be no further loss of the existing vegetation in the vicinity of the site access proposals, and some additional hedgerow will be retained, there will be no additional impacts/effects on the visual amenity of these two representative viewpoints.



4. CONCLUSIONS

- 4.1. 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.

Expertly Done.

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